
Urana Mews**Report/Minutes of the Strata Council – April, 2011****Approved by: Colleen Halloran, Roquita Cabagnet, Gary Dyke**

Dear Owners,

It has been some time since the Strata Council has communicated with you, largely because there have been few of late.

Please consider sitting on the Strata Council in the coming year. New people are needed as the same folks have been doing the job for several years and need support and/or replacement as some have given notice that they are leaving the council. Team work makes everything easier. Let's get some new members to help out!

Best wishes, The Strata Council

Next Special Levy Fund contribution: May 1st

For those owners making 3 installment payments towards their 2010-2011 special levy fund, the last contribution is due May 1st.

Next AGM Set for June 27th.

The next AGM will be held on June 27th. The fiscal end of year has been changed from May 31st to April 31st. More on the AGM in the near future.

Fire alarm testing:

On Monday, May 9th at 9 am, Mr. Lee will come to inspect the fire alarm system in each unit. Please ensure that someone has the key to your unit to let Mr. Lee in if you cannot be there. If you aren't able to arrange this, then please give a key to a strata council member.

Strata Council Change:

Jeremy de Silva sold his unit in May, 2011 and left the Strata Council Board. He will certainly be missed. Gary Dyke has agreed to sit on the Board as Vice President until the next AGM so that the legal minimum of 3 council members is maintained. Gary is a long standing resident in the building who has sat on the board in the past and frequently helps with small issues that arise. Thanks Gary for stepping up to fill the position.

Financial position:

The February Financial Statement indicates that there is a surplus in the budget of \$5,096 to date. This is due largely to the fact that: there was a surplus in 2009-2010 of \$3,350 and \$2,000 was carried forward to this year's budget; the property insurance went down by about \$600, the administrative costs of Pacific Quorum for photo copying, etc dropped by over \$800, and repair and maintenance costs have been lower than anticipated (\$974) as we haven't had any unexpected expenses this year.

* Operating Budget for the year: \$33,823

* We have a budget Surplus of between \$4,000 - \$5,000 including the \$3,350 carried forward from the previous year.

* Contingency Fund as of February: \$10,544 – which increases monthly by \$83 (from monthly strata fees) + \$374 (repayment of monthly insurance costs to contingency fund).

*Expected Special Levy funds as of May 1st: \$13,202

- this is below the \$16,000 collected; costs for special levy repairs last summer were on budget but \$2,263 was paid from the 2010-2011 special levy.

Balcony Repairs and minor repairs to the fence scheduled this summer:

Special Levy funds have been applied to wards balcony upgrades, lobby improvement, window repair over the last years. This year will see the continued repair of balconies.

Ben Snell Enterprises who replaced the vinyl flooring on balcony units 202 and 203 last year has looked at several balconies to update the priority list and provide an estimate of costs. More to come on this.

Ben is also providing a quote to make some improvements to the fence.

New Owners:

A new owner has moved into 204 – Please welcome Lorna.

A new owner has moved into 302 – Please welcome Karen and her son Skyler.

Insurance:

Thanks to Craig, our Pacific Quorum Property Manager, who provided an updated insurance policy with Coastal Insurance for Urana Mews. The yearly payments increased by 15% to \$4,490/year beginning December 31, 2010. The building is insured at replacement value.

Thanks for Roquita and Colleen for meeting to sign a strata council motion allowing for the lump sum of \$4,490 to be taken from the Contingency Fund. The strata is repaying it over the course of the year. This practice has been done for the last few years and is fairly common among strata councils.

Windows and Ventilation issues:

If your windows have mold and water pooling around the inside edges, the problem relates to water condensation inside your unit. The condensation comes from showers and baths, moisture from cooking, and plain old human breathing.

The solution is very simple but takes a bit of effort: you need to replace the fan in your bathroom with a more powerful fan. These can be purchased at any Canadian Tire or Home Depot. Get one that can tackle a unit of your size. For smaller units of around 500 square feet, a **Broan fan** 75 cubic foot per minute (instead of the original 50 cfm) is sufficient. Larger units require larger units.

You may need to make the hole in your bathroom ceiling slightly larger to accommodate the fan. You should leave the fan running for 20 to 30 minutes after a shower. Also, ensure that your kitchen fan is being used when cooking. Colleen replaced her fan with a Braun model a few years ago at Jeremy's suggestion, and all of the black mold around the windows disappeared along with the dampness. Running a dehumidifier may help for larger units as well.

If you need assistance putting a fan in, the handyman **Bill Cummings** (604-790-1867) can assist you. His rate is about \$45/hour and he is very reliable. You can ask him to pick up an appropriate fan from Home Depot if you tell him your unit size.

Water Leakage:

A small amount of water leaked into unit 102. Westrim Plumbing was called. Thanks to Roquita and Colleen for meeting with him, thanks to Ramon, Sharon and Lorna for staying at home so the plumber could inspect their units. The plumber did replace the drain seal in Colleen's bathtub which may be the source of the problem.

Lighting:

Thanks to Gary for changing the burnt out lights both inside and outside of the building every few months. Your efforts to keep the place well lit is really appreciated Gary. He also identified that 2 florescent lighting ballasts needed to be replaced in the car park. Thanks to Colleen for arranging with Bill Cummings, our handyman, to replace the ballasts. Things are much brighter now.

Landscaping:

Parotta Landscaping pruned the two north corner plum trees and the shrubs in January as well as the cedar trees. Thanks to Colleen for communicating with Parotta Landscaping and arranging this.

Christmas Holiday Season:

It may be going back somewhat in time, but thanks to Roquita and Gary who were the building's contact people over the holidays season. Pacific Quorum was operating on emergency calls only, and the building remained in good hands with Roquita and Gary as contacts.

These minutes were prepared by Colleen, Roquita and Gary.

Should any owner wish to communicate a problem to the strata, or to take a more active part in the management of the building, please speak to one of the council members. Colleen's number: 604-732-6035