
Urana Mews: Strata Council Minutes

July - October, 2011

The strata council met on September 15th .

Hugh, Gary and Colleen were in attendance. Ramon sent his regrets. They reviewed a draft report covering activities since the AGM. Colleen made revisions as agreed.

1. Thanks to all who attended the AGM for 2011 – 2012 on July 27th.

Thanks to those who have agreed to sit on the strata council this year:

Colleen Halloran: President/Treasurer, Gary Dyke: VP, Hugh McNeils, Secretary, Ramon Ramos, Council Member

2. Financial situation as of April 30, 2011:

\$3,440 of last year's surplus fund was transferred to the Contingency fund as per AGM.

3. Funds in Special Assessment for 2012 work:

2011-2012: \$16,000 (building maintenance) + \$3,000 (contingency fund).

Each owner received a reminder in late September that their October 1st payments for both the building maintenance fund and the contingency fund needed to be sent to Pacific Quorum.

Other due dates for special assessment funds: February 1st and May 1st, 2012.

Please note that there is no discount this year for early payment of funds.

4) 2011 Balcony and Window repairs

Ben Snell Enterprises completed the following work in late July and early August:

- i) 2011 Balcony upgrade:** \$12,880 for #302 and 303 balconies; replace scuppers, replace vinyl covering, install flashing, replace and slope the wood under-flooring, caulk around all balconies and scuppers;

* these two balconies were in better condition than those directly below them the year before, with water staining only around the old scuppers.

- ii) Minor back fence repairs and waste disposal upgrades:** \$1,176 to replace one post, reinforce the fence, install curbs in the waste disposal unit area to protect the fence.

5) Fire Inspection:

Thanks to Reynaldo and Colleen for being available to meet the Fire Department inspector. He has reinspected the building and confirmed that the changes made comply with all regulations:

a) Room 103 - building maintenance room: \$210

Thanks very much to Gary and Colleen who worked with Kaare of Anderson Home and Garden Enterprises to sort the equipment stored in the room and to breakdown and remove the 2 desks, old carpets, garbage. The sprinkler system pipes are much more accessible now.

Thanks very much to Bert, our newest owner, who kindly took to the dump the old furniture, gates, wooden fence parts, etc. Thanks Bert for not charging the cost to the building! Great team effort!

b) Building exhaust fan: \$490.66

Thanks to Hugh who met with the electrician, Robert of R. Anderson Electrical Services, who repaired the hallway exhaust fan and replaced the filters on the roof.

c) Fire extinguishers: \$109.70

Lee Security checked and tagged the fire extinguishers on each floor. Lee Security will incorporate this into their yearly May inspection from now on.

d) Electrical room:

Thanks to Gary who removed the small step ladder and cardboard boxes of holding the light bulbs and fixtures.

6) Plumbing:

The following repairs were made to the building by Westrim Plumbing:

- **Unit 205:** replaced a cold water pipe in the bathroom ceiling; \$781
- **Plumbing- 1st floor hallway:** replaced a ceiling pipe with a slow leak;
- **Replaced the two main shut off valves for the water system** for the building: **\$1,700**

NOTE: Good news from Scott, the plumber at Westrim Plumbing who has been involved in most of the plumbing work over the last 2 years. He was asked for his general impression on the piping in the building and indicated that, "The piping is o.k. There is nothing too apparent in terms of deterioration of the piping thickness. ... The thickness of the piping is relatively good." Only cold water pipes have leaked as far as he is aware, and this has been around joints except for one case where the copper was bent and not insulated from the wall. As each unit has its own hot water heater, there is less wear and tear on the hot water piping. He estimated that replacement of the piping was not likely to be required for 5 years anyway.

Note: The building's water pressure seems to have gone down since the two main shut off valves were replaced. Colleen is following up with Westrim Plumbing on this point. The company came once to make individual adjustments in two units (\$186). An overall solution is being looked into.

7) Pest Control:

Thanks to Colleen for contacting Orkin Pest Control to let them know that our bi-monthly contract with them is canceled as there has been no need for their services in several years. The condo continues to budget \$500+ yearly for pests in case a problem does arise.

8) Drier Vent Cleaning: \$308

Thank you to Sharon in #203 who met with Air Vac Services. They were given access to the rooftop to clean the drier vents in August.

9) Car washing and vacuuming:

Just a reminder that if owners are washing or cleaning their cars, please ensure that the vehicle is parked in a stall to avoid blocking the access of others. Thanks very much.