



MINUTES OF THE COUNCIL MEETING, STRATA PLAN VR 969, LANDVIEW PLACE, HELD ON
WEDNESDAY April 25, 2012 at 100 - 1450 CREEKSIDE DRIVE, VANCOUVER, BC AT 7:00 PM

Council in Attendance:

Emay Ko
Jacquie Sinclair
Kevin Coutts
Gerald Wong
Sandra Kesic

Absent Sherry Shea

Management in Attendance:

Joanna Leedis, Pennyfarthing Management Corp.

CALL TO ORDER

The Meeting was called to order at 7:00 p.m.

ADOPTION OF THE AGENDA

It was **RESOLVED** to accept the Agenda of the Strata Council Meeting held on April 25, 2012 as circulated.

MOTION MOVED, SECONDED, CARRIED
(all in favour)

ADOPTION OF PREVIOUS COUNCIL MEETING MINUTES

It was **RESOLVED** to approve the Minutes of the Strata Council Meeting held on February 13, 2012 as circulated.

MOTION MOVED, SECONDED, CARRIED
(all in favour)

BUSINESS ARISING

1. (a) Owners are reminded not to hang clothes to dry on the balconies, no storage either. **(BY-LAW)**
(b) Owners are reminded not to place items on the balcony railings. **(Liability)**
(c) It is owners responsibility to replace all washers in the faucets (Re: plumbing) and replace old fixtures that may leak. Water leaking from unit are owners responsibility.

2. Financial Situation with New City Contracting

New City has completed there work and the Agent has received the completion report from VVV engineering the have not received the hold back money. The balance will be held for future repairs.

3. New Cleaning Service for Landview Place

Steve is cleaning and maintaining the building he is on site Mondays and Fridays.
He will also be in charge of opening and closing the windows in the stairwell.

4. Deficiencies to be complete

Some deficiencies' were brought to New Cities attention and they have been completed.
The glass on 107 balcony broke and they are replacing it soon.

5. Elevator

The elevator components have been replaced and the door and motor need replacing with a door sensor to help keep the door open by itself when people are entering.

6. Landscaping Contract

The Company Eco landscaping started in March during the completion of the contract and were not able to get the cleaning and pruning done.

This May week the landscaping company reassures the agent they will get the trees pruned and do a good clean up.

Council and Management agreed not to spend too much money on the North lawn because of the future membrane completion. They have decided to seed the back lawn and paint the lower exterior to match the rest of the building. They wanted to fix the entrance but are forced to wait until the completion of the North membrane. The Agent has been requested to get quotes for the power washing and painting

7. Building Remediation work

New City Contracting completed the proposal on the east wall the "full membrane repair". They leveled the soil and laid grass seed in the front. Hopefully, it will grow.

8. Enterphone

The Property Manager is requesting all Owners to e-mail or write what name they wish to display on the interphone. joannal@pennyfarthing.net or phone 604 -730-7413 the final date for name to be give will be July 9, 2012

9. Storage Lockers

The owners' storage locker must be kept clean

10. New carpet installation

Council has requested the carpet to get ordered from the carpet contractors. The carpet will be cut off site and the old carpet will be removed daily off site. The carpet will be shipped from Edmonton.

FINANCIAL REPORT

Operating Statements

January, February and March, Operating Statements will be reviewed by Council.

RECEIVABLES

The two units were sold and the strata collected the arrears.

The present owner in arrears will be paid out by the bank for the amount owing not the fines accumulated. Council will review this situation.

CORRESPONDENCE

Owner expressing their concerns' were noted.

1. One owner has written two letters to council, concerned about the completion of the building and the deficiencies; the window siding is wider then the original frame and his blinds do not fit. This owner also would like the back area to be returned to its original state. Council is reviewing everything.

2. The second letter notified council about an overflow of water in the unit above theirs.

3. An owner telephone concern was that someone lets a rabbit out to pee on the 2nd floor daily.

4. The owner with a blue motor bike must get insurance or the bike will be towed by May 15,2012 (BY-LAW)

NEXT MEETING

The next meeting will be held at Pennyfarthing boardroom on July 10, 2012 at 7:pm contact the Property Manager immediately at 604 734 8443.



ADJOURNED

There was no further business; it was **RESOLVED** that the meeting be adjourned. The meeting was adjourned at 9:10 pm.

MOTION MOVED, SECONDED, CARRIED
(all in favour)

Please keep these Minutes on file as a permanent legal record of your Strata Corporation's business. Replacement of either Minutes or Bylaws will be at the Owner's expense and not at the expense of the Strata Corporation.

Please forward your concerns and correspondence to your Strata Manager, Joanna Leedis, by phone 604-734-8443, fax 604-734-8413, mail or by e-mail at joannal@pennyfarthing.net.





MINUTES OF THE ANNUAL GENERAL MEETING OF THE OWNERS, STRATA PLAN VR 969, LANDVIEW PLACE, HELD ON MONDAY, FEBRUARY 13, 2012 AT 7:00 P.M. IN THE MEETING ROOM AT THE KIWASSA NEIGHBOURHOOD HOUSE, 2425 OXFORD STREET, VANCOUVER, BC.

CALLED TO ORDER

The meeting was called to order at 7:05 pm.

ELECTING THE CHAIR OF THE MEETING

Owners asked the Property Manager to chair the meeting.

CONFIRMATION OF QUORUM

Owners were informed that of the 32 strata lots in Strata Corporation VR 969, twelve (12) strata lots were represented in person and two (2) by proxy.

It was **RESOLVED** that quorum of the meeting was achieved in accordance with the Strata Property Act.

MOTION MOVED, SECONDED, CARRIED
(all in favour)

PROOF OF NOTICE

It was **MOVED** and **SECONDED** that the Notice of the meeting dated January 23, 2012 complied with the notice requirements of the Strata Property Act.

MOTION MOVED, SECONDED, CARRIED
(all in favour)

APPROVAL OF AGENDA

It was **RESOLVED** that the Agenda of the Annual General Meeting of February 13, 2012 be accepted as circulated.

MOTION MOVED, SECONDED, CARRIED
(all in favour)

ADOPTION OF PREVIOUS MINUTES

It was **MOVED** and **SECONDED** that the Minutes of the Special General Meeting held on April 20, 2011 be adopted as circulated.

MOTION MOVED, SECONDED, CARRIED
(all in favour)

REPORT FROM THE PRESIDENT

The President reported that the main issues which Council dealt with last year were as follows:

- Building envelope remediation by New City Contracting, which is nearly completed on the north, south and west sides
- Extensive membrane repair also took place on the south and west side of the building.

OLD BUSINESS

There was no old business.

CONSIDERATION OF ACCOUNTS

Operating Results - Fiscal Year 2011

Management reported that because of the concentration on building remediation, the Strata Corporation ended the fiscal year 2011 with an operating surplus of \$5,668.59. It was proposed to carry forward this surplus in the Operating Fund.

It was **RESOLVED** that the operating results for the fiscal year 2011 be accepted as presented.

MOTION MOVED, SECONDED, CARRIED
(all in favour)

Proposed Operating Budget - Fiscal Year 2012

On December 31, 2011 the Contingency Reserve Fund was \$34,841.00. It is proposed to allocate \$6799.15 in the coming year to the Contingency Fund for future capital projects.

It was proposed to keep strata fees at the same level as last year.

It was **RESOLVED** that the proposed operating budget for the year 2012 be accepted.

MOTION MOVED, SECONDED, CARRIED
(all in favour)

SPECIAL RESOLUTION 1 - APPROVAL TO INITIATE LEGAL PROCEEDINGS

It was **RESOLVED** that the Special Resolution 1 be accepted as presented:

Be it **RESOLVED**, by a three-quarter vote of the Owners, Strata Plan VR 969, that Special Resolution 1 be accepted as follows:

- a) The Owners, of Strata Plan VR 969, pursuant to Section 171 of the Strata Property Act, be authorized to initiate, as may be required from time to time, legal proceedings in the Supreme Court of British Columbia, or any other court of competent jurisdiction, to collect outstanding strata fees, special levies, legal fees, filing fees, fines, penalties, accrued interest and any other charges owing to the Strata Corporation.
- b) This Resolution shall remain in full force and effect from the date of passage hereof to the day immediately preceding the next Annual General meeting.

MOTION MOVED, SECONDED, CARRIED
(all in favour)

SPECIAL RESOLUTION 2 – TRANSFER OF FUNDS FROM CARPET LEVY TO CONTINGENCY FUND

It was **RESOLVED** that the Special Resolution 2 be accepted as presented:

Be it **RESOLVED**, by a three-quarter vote of the Owners, Strata Plan VR 969 that if there is money left in the Carpet Levy after the new carpet is installed, this remaining money will be transferred to the Contingency Fund.

MOTION MOVED, SECONDED, CARRIED
(all in favour)

SPECIAL RESOLUTION 3 – AMENDMENT TO BYLAW 42.1 TO INCREASE MOVE-IN FEE TO \$150

It was **RESOLVED** that the Special Resolution 3 be accepted as presented:

Be it **RESOLVED**, by a three-quarter vote of the Owners, Strata Plan VR 969 that bylaw 42.1 be amended to increase the move-in fee to \$150.

MOTION MOVED, SECONDED, CARRIED
(13 in favour, 1 against)

SPECIAL RESOLUTION 4 – BYLAW ADDITION TO RESTRICT NUMBER OF OCCUPANTS OF A UNIT

It was **RESOLVED** that the Special Resolution 4 be accepted as presented:

Be it **RESOLVED**, by a three-quarter vote of the Owners, Strata Plan VR 969 that bylaw 4.4(u) be added: "A resident must not allow more than TWO people to occupy a 1 bedroom suite, or more than FOUR people to occupy a 2 bedroom suite."



Discussion: owners felt that the word "people" should be replaced by "adults" in the proposed amendment. A revised Special Resolution was put forth:

Be it **RESOLVED**, by a three-quarter vote of the Owners, Strata Plan VR 969 that bylaw 4.4(u) be added: "A resident must not allow more than TWO adults to occupy a 1 bedroom suite, or more than FOUR adults to occupy a 2 bedroom suite."

MOTION MOVED, SECONDED, DEFEATED
(9 in favour, 4 against, 1 abstention)

REPORT OF INSURANCE IN ACCORDANCE WITH S. #154 OF THE STRATA PROPERTY ACT OF BC

Management reported that the Strata Corporation is properly insured for its full replacement value as per requirement of the Strata Property Act.

Owners were reminded of the importance to ensure that all improvements in the strata lot and the strata corporation's deductible were covered by the individual strata lot insurance.

ELECTION OF THE 2012 COUNCIL

It was **RESOLVED** that the following owners were elected to serve on Council for the year 2012:

- G. Wong
- S. Kesic
- J. Sinclair
- E. Ko
- K. Coutts

MOTION MOVED, SECONDED, CARRIED
(all in favour)

ADJOURNMENT

There being no other business, it was **RESOLVED** that the meeting be adjourned. The meeting was adjourned at 8:45 pm.

MOTION MOVED, SECONDED, CARRIED
(all in favour)

The Minutes of the Annual General Meeting Of The Owners, Strata Plan VR 969, Landview Place, held on Monday, February 13, 2012 at 7:00 P.M. in the meeting room at the Kiwassa Neighbourhood House, 2425 Oxford Street, Vancouver, BC, are subject to ratification by the Owners at the next Annual or Special General Meeting.





**MINUTES OF THE COUNCIL MEETING, STRATA PLAN VR 969, LANDVIEW PLACE, HELD ON
WEDNESDAY JANUARY 19, 2012 at 304 – 1864 FRANCES STREET, VANCOUVER, BC AT 7:00 PM**

Council in Attendance:

E. Ko
J. Sinclair
K. Coutts
S. Shea

Management in Attendance:

M. Adams, Pennyfarthing Management Corp.

CALL TO ORDER

The Meeting was called to order at 7:05 p.m.

ADOPTION OF THE AGENDA

It was **RESOLVED** to accept the Agenda of the Strata Council Meeting held on January 19, 2012 as circulated.

MOTION MOVED, SECONDED, CARRIED
(all in favour)

ADOPTION OF PREVIOUS COUNCIL MEETING MINUTES

It was **RESOLVED** to approve the Minutes of the Strata Council Meeting held on December 14, 2011 as circulated.

MOTION MOVED, SECONDED, CARRIED
(all in favour)

REPORT ON UNAPPROVED EXPENDITURES

There are no unapproved expenditures to report. The Strata Property Act requires that all owners be notified as soon as possible of unanticipated expenditures.

BUSINESS ARISING

1. Signing Authority documents

A Council member will provide the Property Manager with appropriate documents to allow this member to become a signing authority and able to approve financial transactions on behalf of Council and the strata.

2. Financial Situation with New City Contracting

The Property Manager will:

- contact New City Contracting to obtain an up-to-date assessment of the strata's financial obligations,
- compare this figure to the money left in the Building Rainscreening Fund, and
- inform Council.

3. New Cleaning Service for Landview Place

Council decided to contact with a new cleaning service that would give more comprehensive service. The Property Manager will give appropriate notice & inform the current cleaners that their service is no longer required.

4. Power and Fire Protection

The Property Manager will check into the Landview Place fire alarm notification system, and notify Panorama Electric to ensure that there is fire protection in the event of a power shut-off.

5. Landscaping Contract

Council and Management reinstated the contract with Eco-logical Landscaping to provide services at Landview Place as of March 1, 2012.

6. Building Remediation work

New City Contracting discussed with Council additional membrane work that should be done around the perimeter of the building for the benefit of all owners. Council received three quotes for varying degrees of work. Council decided to accept the "full membrane repair" option, for approximately \$52,000.

7. Form Ks and move-in fees

Council asked the Property Manager to ensure that Form Ks and move-in fees have been received from all tenants at Landview Place within two weeks of their moving in. The Property Manager will ensure the Landview Place residents list is up-to-date.

8. Enterphone noise

The Property Manager will follow up with an owner who has concerns about the enterphone noise and take appropriate action to mitigate the noise in that unit.

9. Garage fan

The Property Manager will contact Executive Air for clarification on their statement that a garage fan wasn't working.

10. Resolutions for the AGM

Council discussed the Resolutions to be considered by owners at the upcoming AGM.

11. Quotes for new carpet installation

Council discussed the carpet quotes and samples received from carpet contractors. Installation of new carpets will take place after exterior building remediation efforts have been completed.

FINANCIAL REPORT

Operating Statements

Operating Statements were reviewed and approved by Council.

Receivables

The strata's applications to the Supreme Court of BC are proceeding for forced sale of two strata lots whose owners are seriously in arrears. Owners will be updated on the progress of these applications.

CORRESPONDENCE

Correspondence of note already was forwarded to Council by the Property Manager and dealt with before the meeting.

NEXT MEETING

The next meeting will be the Annual General Meeting to be held at the Kiwassa Neighborhood House on February 13, 2012. Please see your AGM package for more details about the upcoming AGM, and make every effort to attend this important meeting. If you did not receive an AGM package, please contact the Property Manager immediately at 604 734 8443.

ADJOURNED

There was no further business; it was **RESOLVED** to adjourn the meeting. The meeting was adjourned at 8:40 pm.

MOTION MOVED, SECONDED, CARRIED
(all in favour)

Please keep these Minutes on file as a permanent legal record of your Strata Corporation's business. Replacement of either Minutes or Bylaws will be at the Owner's expense and not at the expense of the Strata Corporation.

Please forward your concerns and correspondence to your Strata Manager, Mark Adams, by phone 604-734-8443, fax 604-734-8413, mail or by e-mail at marka@pennyfarthing.net.

