

**MINUTES
OF THE COUNCIL MEETING
THE OWNERS STRATA PLAN BCS 1882
UNO**

Held on Monday, June 7, 2010 at 6:30 p.m.

Within the Amenity Room

COUNCIL IN ATTENDANCE:	Marilyn Gardner	President
	Marc Soehngen	Vice President
	Jason Kurtz	Treasurer
	Marlon Tang	Secretary
	Brady Dunlop	Member At Large
	Craig Armour	Member At Large
REGRETS:	Doug Ramsay	Commercial Section Representative
LICENSED STRATA AGENT:	Paul Cheng	Crosby Property Management Ltd

The meeting was called to order at 6:36 pm by the Licensed Strata Agent, Paul Cheng.

APPROVAL OF COUNCIL MEETING MINUTES

It was MOVED/SECONDED to approve the Minutes of the Council Meeting held May 10, 2010 as circulated. CARRIED.

APPROVAL OF FINANCIAL STATEMENTS

It was MOVED/SECONDED to approve the April 2010 financial statements. CARRIED.

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.

REPORT ON LITIGATION

To the best of our knowledge there is no litigation to report. The Strata Property Act requires that all owners be notified as soon as possible of any legal action that the Strata Corporation is part of.

BUSINESS ARISING FROM PREVIOUS MINUTES

1. Window Washing

Allstar Windows will hold off on the exterior window washing until after the exterior building cleaning has been performed. The Council also discussed window cleaning for the common area lobby, gym and amenity room and decided to have Five Star Janitorial perform the common area window cleaning. The lobby, gym and amenity room windows would be cleaned from both the inside and outside.

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2. Dryer Duct Cleaning

This was noted to have been completed by Power Vac.

3. Landscaping

The Council had authorized the front entrance bedrock upgrade. The Council Member liaison with Yard Barbers is still in discussions regarding the paverstone and pebbles as well as the investigation into extending the bamboo plants to just outside of the courtyard.

4. Annual Fire Testing

Fire Pro will be at UNO for a second time to continue the annual fire inspection on suite that denied them access the first time and they will also repair faulty smoke detectors that were identified on their 1st visit. In suites repairs will take place on Thursday, June 24, 2010 between 5:00 p.m. and 8:00 p.m. Notices to those owners that missed the initial insuite fire inspection and/or require insuite repairs have been distributed by Council. As well reminder flyers will be placed at UNO. Please make sure that if your suite has been identified, that you make arrangements for someone to give access to FirePro. Should Firepro be requested to come back for a 3rd visit, the non accessible suites will be liable for all charges.

5. Lack of Heat in Hallways

The Strata Corporation mechanical contractor, Latham's, had attended to this issue. The necessary parts have been replaced and this item is noted to have been resolved.

6. Telus Line Charge Lift Audit

The Council Member dealing with Telus has noted that there is an unused line that exists which will lead to cost savings in the monitoring budget line item. The Council Member will continue to deal with Telus in resolving this issue.

7. Green Roof Update

A call for volunteers to contribute to the watering of the green roof came back unanswered, the Council will look into applying timers for the watering of the green roof. The Council Member dealing with this item will also look at an alternative company Design Roofing Ltd.

8. Elevator Lobby Tiles

The Strata Council finalized the selections for the elevator tiles and would speak more on it in the June 12, 2010 Special General Meeting.

CORRESPONDENCE

The Strata Agent presented various items of correspondence including:

- **Isolated letters about low water pressure to the kitchen faucet.** The Council will respond to have the owners call in their own plumber to address. The Strata Corporation will step in if the plumber's report reveals the source of the lower pressure to be in common property.
- **Numerous noise complaints from a resident as well as recent police incidents in relation to their unit.** The Council is open to discussion regarding their situation and will extend an invitation at the next Council Meeting to discuss.
- **Owner who is renting his condo furnished** While the owner's tenant(s) would be only moving light sundries into the building, it was noted that the move-in fee of \$200 would still apply. As with any move, there is still a cost for excess garbage removal and the cost of repairing and maintaining the common area.

NEW BUSINESS

1. **Exterior Building Cleaning Quotes**

The Strata Council reviewed and discussed quotations received from Allstar Window Cleaning, One Clean Building Maintenance and Champion Windows. It was noted that the Council would select Champion Windows to proceed with the exterior building cleaning pending acceptance at the SGM as well as a verification that the specifications for building exterior cleaning had been met to the standards of Intracorp and the Strata Council.

2. **Commercial Unit Gas Venting Quote**

The commercial section had noted the issue of gas being released into the vicinity of the commercial unit. Latham's had provided a quote to release the gas into an alternate area, rerouting it to the exterior of the building. This quote would be forwarded to the commercial section representative for their action and consideration.

3. **5 Year Warranty Review Update**

Levelton Consultants had been selected to proceed with the 5 year building envelope warranty review. The engineering company will be asked to include the leaking parking stall above stall #25 into their report as the developer does not consider this item a deficiency.

4. **Strata Corporation Website**

The Strata Council is in the final stage of completion for the Strata Corporation website <http://www.unoliving.net>. The Council Member that had created the website will provide a brief tutorial on its features and functions at the end of the Special General Meeting on June 12, 2010. The website will be a source for updates on the latest news around the building, booking of the

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amenity rooms, as well as providing a forum for the community at Uno to get to know one another better.

5. Amenity Room Use Reminder

Owners are reminded that the pool table has a wooden hinged cover located in the storage room to be used during bookings. This will preserve the life of the surface of the pool table and allow the use and enjoyment of the room for years to come.

6. Annual Maintenance Requirement Worksheet Review

The Council reviewed the maintenance requirement worksheet and noted an item to be updated under generator maintenance.

There being no further business, the meeting was adjourned at 8:03 pm. The next Council Meeting will be held on Monday, July 19, 2010 at 6:30 pm.

Paul Cheng
Licensed Strata Agent
CROSBY PROPERTY MANAGEMENT LTD.
General Office # (604) 683-8900 (24 Hours)
www.crosbypm.com

Please keep a copy of these minutes for future reference. They will be required at the time of sale and a charge, as per the Strata Property Act, will be assessed for replacement copies.

**MINUTES
OF THE COUNCIL MEETING
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UNO**

Held on Monday, May 10, 2010 at 6:30 p.m.
Within the Amenity Room

COUNCIL IN ATTENDANCE:	Marilyn Gardner	President
	Marc Soehngen	Vice President
	Jason Kurtz	Treasurer
	Marlon Tang	Secretary
	Brady Dunlop	Member At Large
	Craig Armour	Member At Large
REGRETS:	Doug Ramsay	Commercial Section Representative
LICENSED STRATA AGENT:	Paul Cheng	Crosby Property Management Ltd

The meeting was called to order at 6:30 pm by the Licensed Strata Agent, Paul Cheng.

APPROVAL OF COUNCIL MEETING MINUTES

It was MOVED/SECONDED to approve the Minutes of the Council Meeting held April 19, 2010 as circulated. CARRIED.

APPROVAL OF FINANCIAL STATEMENTS

The April 2010 financial statements would be tabled until the next Council Meeting to allow the Council time to review prior to approval.

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.

REPORT ON LITIGATION

To the best of our knowledge there is no litigation to report. The Strata Property Act requires that all owners be notified as soon as possible of any legal action that the Strata Corporation is part of.

BUSINESS ARISING FROM PREVIOUS MINUTES

1. Window Washing

The window washing scheduled for May 17 – 28, 2010 would be postponed until after the Council has reviewed quotes for exterior building cleaning. The Council decided to hold off on the window cleaning until the building exterior cleaning is performed after the June 12, 2010 Special General Meeting.

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2. Dryer Duct Cleaning

The insuite dryer duct cleaning is currently in progress and is being performed by Power Vac.

3. Gym Room Signage

The Council reviewed the gym room signage and decided not to proceed with having a plastic sign but instead would keep the current gym room rule signage as posted. Owners are asked to please note the revised gym rules as ratified in the Council Meeting to be posted in the gym room.

4. Novus Customer Service Event

Novus would be holding a customer appreciation event on May 25, 2010. Residents are advised to be aware of notices with more details on the scheduled event.

5. Exterior Lights Replacement

Five Star Janitorial had performed the exterior light replacement in the courtyard and noted additional lights being required. The Council will proceed with the additional lights required in addition to stocking more for future use.

6. 5 Year Warranty Review

It was noted that Levelton Consultants Ltd. had been selected for the 5 year building envelope warranty review. The engineering company has been authorized to proceed.

7. Annual Fire Testing

The Council reviewed the deficiency repairs/suggestions presented by the fire inspection company, Fire Pro. Owners that had missed the initial insuite fire access will be notified of the second visit from Fire Pro to address insuite inspections. Residents are advised that if the second visit is missed, the cost for Fire Pro to return a final third time, will be charged back to the unit.

In addition it was noted, newer less sensitive photo electric smoke alarms are available should owners wish to replace them within their unit. These smoke alarms are to replace all of the smoke alarms within the suite and are available for \$125.00 each plus taxes. Residents are advised to write to the Strata Agent if they are in fact interested in the smoke alarm replacement prior to the June 12, 2010 Special General Meeting.

8. Paver Stone and Pebble

It was noted that this item is still pending with Yard Barbers, however, the Council agreed to proceed with improvements to the garden beds at the front entrance and would further investigate extending the bamboo plants just outside of the courtyard.

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9. Pressure Washing

The developer, Intracorp, had been notified of the Strata Corporation's plans to proceed with exterior building cleaning. Intracorp had noted that their proposed plan to perform exterior paint peeling patching and painting repairs in spring would not hinder the planned exterior building cleaning. The Strata Agent will obtain quotes for this planned maintenance item. Council also reviewed the developer's response to pooling in the courtyard. Intracorp did not feel that this was a deficiency issue. The Council will have the building envelope consultant include this in their 5 year warranty review.

10. Telus Line Charge Lift Audit

A Council Member is currently investigating the previous Telus invoices and noted this item to be pending.

11. Green Roof

The Council Member working with ELT on the green roof would continue to work on this item. Residents in the city house units that are available to help irrigate this area during the summer months are requested to contact the Strata Agent.

12. Elevator Lobby Tiles

It was noted that the elevator lobby tiles would be presented as falling under 2 schemes to be presented to the owners at the upcoming June 12, Special General Meeting.

CORRESPONDENCE

The Strata Agent reviewed various items of correspondence including:

- Correspondence received from Intracorp relating to the courtyard drain pooling.
- A late fine that was charged for Strata fees.
- Noise Bylaw charge back incident.
- Removal of planters from a townhouse unit.
- Bathroom moisture. It was noted that this issue dealing with bathroom moisture will be forwarded to Levelton Consultants to consider in their building envelope review.

NEW BUSINESS

1. Roof Top Mechanical Forced Air Ventilation Issue

It was noted that the mechanical contractor for the Strata Corporation, Latham's, had attended to replace a gas valve in the room top forced air ventilation unit. This has since resolved the issue of the smell of gas in the common area hallways that had been experienced. The Strata Corporation thanks all residents who reported the smell of gas, allowing the issue to be addressed appropriately.

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Residents are encouraged to call the Crosby emergency line at (604) 777-3880 after hours should there be any building emergency issued that need to be addressed.

2. Clark Wilson Legal Retainer Consulting

The Strata Corporation had consulted with the Strata Corporation's lawyer Clark Wilson on retainer in a query Strata Council had in dealing with a problem owner. This owner had repeated noise Bylaw infractions and the Council reviewed the various legal options available in dealing with this.

3. Gas Contract

The Strata Council reviewed the gas contract for the Strata Corporation and noted that rates are set in place for the time being. As such, the Strata Corporation will continue to have Access Gas be the provider for the Strata.

4. Commercial Unit Gas Venting Concern

It was noted that Latham's would be followed up on to advise on a quote for re-diverting the venting of gas from the building that was affecting the commercial unit.

5. Special General Meeting Notice

The Council reviewed the Special General Meeting Notice for the Special General Meeting to be held on Saturday June 12, 2010. This was noted to be a Special General Meeting of owners with an informal summer barbeque for all residents to be held after the formal meeting. It was noted that registration commences at 3:00 pm with the meeting commencing at 3:15 pm.

Both resolutions in the Special General Meeting are to be funded through a transfer from the Residential Contingency Reserve Fund. The two noted resolutions include; 1) general building maintenance and 2) elevator lobby upgrade. The summer barbeque for all residents to be held afterwards will be within the courtyard, weather permitting, otherwise it will be moved to the amenity room.

6. Annual Maintenance Requirement Worksheet

The Council reviewed the annual maintenance requirement worksheet which notes the schedule for the various building maintenance items that are required for the building. This item will be forwarded to Council for further review.

7. Licensed Strata Agent – Status

Paul Cheng will remain the Licensed Strata Agent and looks forward to working with Council.

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8. Security Update

A Council Member had arranged for premier security to respond should the plungers be activated in P1, P2 and P3. Signage will be put up advising residents that the plungers have been activated. The Council Member would also investigate commercial and loading zones for the front entrance of the Uno.

9. Council Website

It was noted that the website by the Strata Council is nearing completion and, once completed, will give residents the ability to book the meeting rooms and be notified of various issues relating to the building through an online bulletin board and calendar. Residents are advised to be aware of notices with further information on the site launch date.

There being no further business, the meeting was adjourned at 8:30 pm. The next meeting will be held on Monday, June 7, 2010 at 6:30 pm.



Paul Cheng
Licensed Strata Agent
CROSBY PROPERTY MANAGEMENT LTD.
General Office # (604) 683-8900 (24 Hours)
www.crosbypm.com

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OF THE COUNCIL MEETING
THE OWNERS STRATA PLAN BCS 1882
UNO**

Held on April 19th, 2010 at 6:30 p.m.
Within the Amenity Room
#328 – East 11th Avenue, Vancouver, B.C.

COUNCIL IN ATTENDANCE:	Marilyn Gardner	President
	Marc Soehngen	Vice President
	Jason Kurtz	Treasurer
	Brady Dunlop	Member At Large
	Craig Armour	Member At Large
REGRETS:	Marlon Tang	Secretary
	Doug Ramsay	Commercial Section Representative
LICENSED STRATA AGENT:	Paul Cheng	Crosby Property Management Ltd

The meeting was called to order at 6:45 pm by the Licensed Strata Agent, Paul Cheng.

APPROVAL OF COUNCIL MEETING MINUTES

The March 8, 2010 Council Meeting Minutes were amended under Business Arising from previous minutes. Item 1., Landscaping, to state that : the Strata Council obtained a quote from Yard Barbers for the removal of the planter boxes and replacing them with cedars near the eastern courtyard exit. This quote is to be forwarded to the respective owner. It will be up to the owner to pay for these changes. It was MOVED/SECONDED to approve the Minutes of the Council Meeting held March 8, 2010 as amended. CARRIED.

APPROVAL OF FINANCIAL STATEMENTS

It was MOVED/SECONDED to approve the February & March, 2010 financial statements. CARRIED.
An Owner with a significant accounts receivable would be sent a letter to clear their outstanding balance.

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.

REPORT ON LITIGATION

To the best of our knowledge there is no litigation to report. The Strata Property Act requires that all owners be notified as soon as possible of any legal action that the Strata Corporation is part of.

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BUSINESS ARISING FROM PREVIOUS MINUTES

1. Exterior Light Replacement

The Council reviewed two quotes from Rudy Fehr and Five Star Building Maintenance to change the outside flood lights with energy efficient bulbs. The Council would go ahead with Five Star Building Maintenance to have this addressed.

2. Five Star Carpet Cleaning & Parkade Vacuuming

Common Area carpet cleaning and parkade vacuuming was noted to have been completed. It was also noted that future parkade cleanings would come with 7 days notice and would be scheduled for a weekday. The parkade vacuuming would alternate yearly with the parkade power washing and this would aid in the removal of dust from the area.

3. 5 Year Warranty Review – Building Envelope

It was noted that the 5 year warranty expires July 3, 2011. The Council reviewed the quote presented by RDH Engineering as well as 2 additional quotes that had been obtained. After a brief discussion, it was decided that Levelton Consultants Ltd. would be chosen as the company to provide the 5 year warranty review report.

4. Annual Fire Testing – Fire Pro

Fire Pro had completed the Annual Fire Inspection on April 14 & 15, 2010. The Strata Council is awaiting the report from this inspection in response to any deficiencies or insuite repairs that may be required. As well Fire Pro will provide Crosby with a list of Units where testing was not done. These units will have to schedule their own testing at the owner's expense.

5. Paver Stone and Pebble Yard Barbers Update

The Strata Council would continue to work with Yard Barber's in investigating the grassy area between the main entrance of the building and 11th Ave. It was noted that the paving stones currently offer a minimal basis of support for the grassy area, however measures are being looked into to improve upon this.

6. Water Pooling and Paint Peeling – Intracorp

Further to the last Council Meeting, the developer Intracorp was noted to have performed a site visit on March 26, 2010 and noticed the absence of pooling. Intracorp has attributed the initial pooling to heavy rains and noted that they would not treat this as a deficiency item. The Strata Council will get back to Intracorp that pooling is experienced even during regular irrigation in the summer and feel that it is an issue that is to be addressed by the developer. A request for prior notification to Council will be made so that Council can be present in the next Intracorp site visit to look into this case. Intracorp also confirmed that the exterior peeling paint would be addressed in the late spring

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when the rains have subsided.

7. Exterior Building Washing

It was noted that the Strata Corporation would be looking into performing exterior building cleaning upon confirmation from Intracorp of the specifications required pending the issue with the peeling paint on the exterior. This item would be funded through a resolution at the Special General Meeting.

8. Green Roof

The issues reported in regards to UNO's green roof are currently being investigated with ELT.

9. Elevator Lobby Tiles

The Council is currently investigating into different colour schemes and designs for the lobby and installation of tiles in front of the elevators as well as on P2/P3 tiles. It was noted that this would be included as a separate resolution in the upcoming Special General Meeting to be held June 12, 2010. Owners are advised to be aware of notices prior to this Special General Meeting.

10. Strata Corporation Website

The Strata Council noted that the website is nearing completion and will be ready for launch at the June 12, 2010 Special General Meeting/BBQ.

11. Window Washing

All-Star Windows will be performing the exterior window cleaning on Monday, May 17, 2010 to Friday May 28, 2010 from 9:00 am to 5:00 pm. Owners are reminded to close their windows and have their blinds down for privacy and to be aware of posted notices.

12. Exercise Room

It was noted that 20lb free weights have been purchased for the fitness area. The inclusion of a TV would be one of the items in the resolutions in the forthcoming Special General Meeting.

13. Security – Key Fob Access

A Council Member reported on security for the building and noted a set of keys as well as a FOB have been okayed for a Security Company's access. In addition, the Council Member was noted to have liaised with Cobra Integrated Security and would investigate the possibility of expanding the viewing area of the mailroom security cameras.

NEW Owners are advised that teardrop shaped fobs without the clickers for the parkade gate are now available for a purchase from the Strata Corporation. The tear drop shaped fobs are smaller

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than the current clickers and are available at a cost of \$50.00. Owners are asked to contact the Strata Agent for key fob requests.

CORRESPONDENCE

The following correspondence was reviewed:

- Bylaw warning letters related to pets.
- Move in / Move out noise disturbances.
- Letters to an owner that has repeatedly violated the noise Bylaw infraction. A letter including another fine will be issued to this owner for the latest incident and, in addition, Clark Wilson, the legal law firm for Strata on retainer would be consulted regarding this matter.

NEW BUSINESS

1. Telus Line Charge Lift Audit

The Strata Agent would provide more details on a particular invoice for extra charges in the invoices dealing with elevator telephone lines.

2. Cold Air in Hallways

This item has recently been experienced and it was noted that it would be continually reviewed in the coming weeks prior to having the mechanical contractor address it.

3. Insuite Light Breakers and Kitchen Water Pressure Inquiry

It was noted that an owner with an issue with their insuite lighting had their problem addressed by a Council Member. The Council also discussed correspondence from the owner inquiring about kitchen water pressure as other suites had not been experiencing this issue. The owner would be asked to call in an individual plumber to address this situation.

4. Novus Telephone, Internet and T.V.

Novus is now available at UNO.

5. Gas Contracts

Strata Council will be reviewing our gas contract once the contract is received from Crosby. The Council will be looking at renegotiating for a lower rate.

6. Dryer Duct Cleaning

Insuite dryer duct cleaning is noted to be scheduled with Power Vac May 10 – 13 from 9:00 am to 2:30 pm. Access to suites is required and owners are advised of the following schedule.

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- Monday May 10, 2010 – Floors 11,10 & 9
- Tuesday May 11, 2010 – Floors 8,7, & 6
- Wednesday May 12, 2010 – Floors 5, 4, & Separate Townhouses
- Thursday May 13, 2010 – Floors 3,2, & Townhouses

All cleaning will start each day on the top floor and work down.

7. Recycling

Vancouver Recycling was advised of a missed pick up in the previous week.

8. Special General Meeting

It was noted that a notice would be distributed to all owners, for the upcoming Special General Meeting, to be held on Saturday June 12, 2010. The meeting will be done in an informal setting and include a BBQ Council is considering two resolutions dealing with 1) General Building Maintenance (New Pavers at the Front Entrance, T.V. in the Fitness Room, Cleaning of the Exterior of the building and Corner Guards for the Lobby) and 2) Upgrade to the Elevator Lobby area.

The Special General Meeting will be held to seek approval of the resolutions. The funding for those resolutions is anticipated, if approved, to come from the current Contingency Reserve Fund. Owners are asked to check their mail for the notice of the Special General Meeting prior to the scheduled date of June 12, 2010.

There being no further business, the meeting was adjourned at 8:48 pm. The next meeting will be held on, Monday May 10, 2010.

Paul Cheng
Licensed Strata Agent
CROSBY PROPERTY MANAGEMENT LTD.
General Office # (604) 683-8900 (24 Hours)
www.crosbypm.com

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UNO**

Held on Monday, March 8, 2010 at 6:30 p.m.
Within The Amenity Room
328 East 11th Avenue, Vancouver, B.C.

COUNCIL IN ATTENDANCE:	Marilyn Gardner	President
	Jason Kurtz	Treasurer
	Marlon Tang	Secretary
	Brady Dunlop	Member At Large
	Craig Armour	Member At Large
REGRETS	Marc Soehngen	Vice President
	Doug Ramsay	Commercial Section Representative
LICENSED STRATA AGENT:	Cherylynn Warner	Crosby Property Management Ltd

The meeting was called to order at 6:38 p.m. by the Strata Agent.

APPROVAL OF COUNCIL MEETING MINUTES

It was moved/seconded to approve the Minutes of the Council Meeting held February 8, 2010 as circulated.
CARRIED.

APPROVAL OF FINANCIAL STATEMENTS

It was moved/seconded to approve the January 2010 financial statements. CARRIED

The Strata Council asked the Strata Agent to review the over 90 days arrears, along with refunding strata lot accounts that carry credits that are not for prepayments of strata fees.

The term deposit that Fifty thousand of the Contingency Reserve was invested matured on March 10, 2010. Strata Council reinvested the funds in a one year thirty day cashable GIC at Vancity offering one percent.

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.

REPORT ON LITIGATION

To the best of our knowledge there is no litigation to report. The Strata Property Act requires that all owners be notified as soon as possible of any legal action that the Strata Corporation is part of.

BUSINESS ARISING FROM PREVIOUS MINUTES

1. Landscaping (Including Planter Boxes and Paving Stones)

The Strata Council selected Yardbarbers as the new landscaping company to perform general garden and landscaping maintenance including winter snow removal.

The Strata Council decided on the quotation from Yardbarbers for the permanent replacement for the planter boxes currently in place near the eastern courtyard exit.

The Strata Council will begin discussions with the new landscaping company with respect to the available options to address the deterioration of the grassy area between the main entrance of the building and 11th Ave., despite the previous installation of paving stones.

2. Building Interior Painting

The Strata Council have selected John McHattie to perform interior painting touch ups.

3. 5 Year Warranty Review – Building Envelope

The Strata Council are reviewing three quotes and awaiting a fourth, from engineering firms to perform a Five Year Building Envelope Review, as the five year warranty expires July 3, 2011.

4. Water Pooling and Paint Peeling: Intracorp

Intracorp has responded to the Strata Council that peeling paint will be addressed when the weather conditions are optimum and the water pooling that was previously reported by the Strata Council is being reviewed with a response to follow.

6. Cell Phone Antennae Proposal

At this time there has been no further communication from Dave's Wireless regarding this. This is considered ongoing.

7. Green Roof

The Strata Council are waiting for a response from ELT to schedule an assessment of the landscaping on the green roof.

8. Elevator Tiles

Strata Council are still in the process of reviewing the options of what type of tiles to select, to replace the existing ones in the lobby and on P1 and P3.

9. Strata Corporation Website

The Strata Council have been working on the website and are planning to present it to all residents at the summer barbeque.

10. Pressure Washing of the Exterior

The Strata Council have decided to put on hold the pressure washing of the exterior until the paint peeling has been addressed by Intracorp.

CORRESPONDENCE

The following correspondence was received:

- Staining issues within the suites.

The Strata Council did review the correspondence and advised the Strata Agent to respond by advising the owner to contact the developer to inform of the situation.

NEW BUSINESS

1. Annual Fire Testing

Each year the Strata Corporation arranges for the testing of the building's fire safety equipment. This includes the testing of in-suite fire safety devices and this is a yearly requirement of the BC Fire Code. All annual testing is documented and filed with the proper authority having jurisdiction for this area. As a result, the annual fire equipment testing is scheduled for April 12, 2010. The testing will be performed by Fire-Pro Fire Protection. If you are unable to be home that day to provide access, please leave your keys with a neighbor. The in-suite testing takes approximately five minutes and could save a life.

2. Irrigation System

The irrigation system will be started by the new landscapers, Yardbarbers as a part of the landscaping contract.

3. Parkade

Friendly reminder to all owners that the parkade is for vehicles only and that all vehicles are required to have insurance. Breaching the bylaws or rules pertaining to the parkade may result in fines being levied.

The Strata Council approved a quotation from Five Star Building Services to vacuum the parkade. Please watch for notices advising of the dates and times requesting the vehicles to be vacated to allow the cleaning to take place.

4. Fob Audit

The Strata Council recently performed a fob audit and restricted access to fobs that were assigned by a generic user name. Any resident experiencing issues with their fobs please contact the Strata Agent.

5. Security Guard Service

The Strata Council have engaged the services of guard service that will respond to alarm emergencies should a council member not be available on site at the time of incident.

6. Window Washing

The window washing of the inaccessible windows will be performed by Allstar in the spring. This will include the Juliette balconies. Notices will be posted when the dates are confirmed.

7. Carpet Cleaning

The Strata Council approved Five Star Building Services to carry out the carpet cleaning. Notices will be posted once the dates are confirmed.

8. Exercise Room

The quarterly maintenance of the exercise equipment was recently completed, along with the repair of the bike. Strata Council agreed to purchase 12 pound weights and a pump for the exercise ball.

Additional signage will be placed advising, "Facilities used at your own risk" and "No one under the age of sixteen permitted in the gym".

A Council Member will be performing a walk around for the security report and will be updating the other members of Council and the Strata Agent.

9. Block Watch

A block watch sign up is scheduled for March 12, 2010 in the lobby.

Friendly Reminder to All Owners

Please do not allow your dogs to relieve themselves in the courtyard.

There being no further business, the meeting was adjourned at 8:22 p.m. The next meeting is scheduled for April 12, 2010.

Cheryl Lynn Warner
Licensed Strata Agent
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General Office # (604) 683-8900 (24 Hours)
www.crosbypm.com

Please keep a copy of these minutes for future reference. They will be required at the time of sale and a charge, as per the Strata Property Act, will be assessed for replacement copies.

**MINUTES
OF THE COUNCIL MEETING
THE OWNERS STRATA PLAN BCS 1882
UNO**

Held on Monday, January 11, 2010 at 6:30 p.m.
Within The Amenity Room
328 East 11th Avenue, Vancouver, B.C.

COUNCIL IN ATTENDANCE:	Marilyn Gardner	President
	Marc Soehngen	Vice President
	Marlon Tang	Secretary
	Brady Dunlop	Member At Large
	Craig Armour	Member At Large
REGRETS	Doug Ramsay	Commercial Section Representative
	Jason Kurtz	Treasurer
LICENSED STRATA AGENT:	Cherylynn Warner	Crosby Property Management Ltd

The meeting was called to order at 6:43 p.m. by the Council President, Marilyn Gardner.

APPROVAL OF COUNCIL MEETING MINUTES

It was moved/seconded to approve the Minutes of the Council Meeting held December 16, 2009 as circulated.
CARRIED.

APPROVAL OF FINANCIAL STATEMENTS

It was moved/seconded to approve the November 2009 financial statements. **CARRIED.** However, it was noted that the bottle recycling had not been received for November. The Strata Council requested the Strata Agent to inquire as to why the November recycling had not yet been received.

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.

REPORT ON LITIGATION

To the best of our knowledge there is no litigation to report. The Strata Property Act requires that all owners be notified as soon as possible of any legal action that the Strata Corporation is part of.

BUSINESS ARISING FROM PREVIOUS MINUTES

1. Planter Box

Currently the Strata Council are waiting for an additional quote prior to proceeding with their decision on the planter boxes.

2. Paver Stones and Peddles

The Strata Council are anticipating two additional quotes, as they were not satisfied with the samples that were provided for the pebbles by the current landscaping company. The Strata Council will be reviewing the available options to address this area of landscaping concern, prior to making their decision.

3. Building Interior Painting

A quote was received by the Strata Council to do some interior painting touch ups. The Strata Council think it would be diligent to obtain another quote prior to proceeding and have requested the Strata Agent to obtain the additional quote.

4. Composting Program

At this time, the Strata Agent advised that no owners had been in touch regarding the composting program.

5. Water Pooling and Paint Peeling: Intracorp

The Strata Council asked the Strata Agent to follow up with Intracorp regarding the water pooling and the peeling of the paint, as there had not been any response from the correspondence that was previously sent on behalf of the Strata Council.

6. Cell Phone Antennae Proposal

At this time there has been no further communication from Dave's Wireless regarding this. This is considered ongoing.

7. Green Roof

ELT will be onsite to do an independent assessment of the landscaping on the green roof, at no charge to determine any necessary maintenance or repairs. This should be completed by the end of January or the beginning of February.

8. Elevator Tiles

Strata Council are still in the process of reviewing the options of what type of tiles to select, to replace the existing ones in the lobby and on P1 and P3. The Strata Council will be choosing tiles that are aesthetic, cost effective and durable.

9. Strata Council Website

The Strata Council reviewed a demonstration of the new strata corporation website. The Strata Council are trying to have it accessible for all owners by the end of the month. Please watch for notices advising that it is available to view.

10. Pressure Washing of the Exterior

The Strata Council have decided to put on hold the pressure washing of the exterior until the paint peeling has been addressed by Intracorp.

CORRESPONDENCE

The following correspondence was received:

- Hardwood flooring request,
- Response to noise complaint,
- Fine reversal request,
- Treadmill not working,
- Noise complaint,
- Door and ceiling stain concerns.

The Strata Council did review the correspondence and advised the Strata Agent to respond accordingly;

The hardwood flooring request will be approved and an Indemnity Agreement will be sent to that owner. Please note, however, that if noise does travel, that owners would be responsible to address.

The Strata Council were satisfied with the response to the noise complaint.

Request to reverse a fine, the Strata Council did review the request and agreed to reverse the fine.

The treadmill has been repaired and is now working.

The owner that is making the noise will receive a Bylaw fine, as they have been previously warned.

Friendly Reminder

At this time, the Strata Council reminds all owners that if there is excessive noise after hours to please call the Vancouver Police non-emergency line (604) 717-3321 to address.

In regards to the door and ceiling stain, the Strata Council will have the door repaired and will be further investigating the ceiling stain.

NEW BUSINESS

1. Landscaping

The Strata Council are in the process of obtaining quotations from other landscaping companies, as they are not satisfied with the current landscapers level of service.

2. Home Renovation Tax Credit

Unfortunately, after reviewing the general ledger for the Strata Corporation, no special projects were completed and qualify for the Home Renovation Tax Credit; therefore the Strata Council will not be

engaging Crosby's services to prepare statements for the owners.

3. 5 Year Warranty Review

The Strata Council asked the Strata Agent to obtain quotations to perform a Five Year Building Envelope Review by an engineer, as the five year warranty expires July 3, 2011. This will be discussed at a future Council Meeting, once all the quotations have been received.

4. Annual Maintenance

The Strata Agent showed Strata Council her annual maintenance schedule, which she will be working on, along with the Strata Council to make sure that all maintenance items are addressed throughout the year as required.

5. Garbage Room Door Hinge

It has been noted that the garbage room door hinge has been repaired.

6. Front Door

The front door was not closing properly and a temporary fix has been done, well the parts are on order. At this time, please remember to ensure that doors are closed behind you as an additional security measure.

7. Generator

The Strata Council President provided the Strata Agent with an additional fire panel key that will be required for when the generator service is performed in June. The monthly testing will be performed by a member of Strata Council on Thursday, January 14, 2010

8. Cell Phone for the Caretaker

It was discussed by Strata Council that it was not required for the janitorial service to have a dedicated cell phone at this time.

9. Water Pressure

It was noted that it appears there may be a plumbing issue with water pressure. The Strata Council will have the mechanical contractor come in to look at it, however if it is found to be an owner's responsibility the invoice will be charged back to the owner.

10. Commercial Heat Pumps

One of the heat pumps is leaking in the commercial area. The Strata Council asked the Strata Agent to send a letter requesting that it be addressed.

11. Marking the Fire Hydrant Lines

A Council Member has volunteered to outline the fire hydrant boundaries. Please note that this is not legally binding, but as an attempt to avoid owners from receiving parking tickets.

12. Storage Room Door & Courtyard Gate

It was noted that there is a storage room door that needs attention, as well as the courtyard gate. The Strata Council have asked the Strata Agent to have them addressed.

13. Telephone Lines

Currently there are four telephone lines in the building. A Council Member will be looking into seeing if it can be switched to mobile lines as a cost saving measure for the Strata Corporation.

14. Phone in the Amenity Room

A Council Member will be trying to see if a mobile phone in the Amenity Room will work. This would allow your guests to ring the amenity room for access to the building.

15. Security Report

A Council Member will be performing a walk around for the security report and will be updating the other members of Council and the Strata Agent.

16. Block Watch

Please watch for notices as there will be a membership drive in February.

17. Oil Leak

It was reported that there was an oil leak in one of the parking stalls. A friendly reminder to all owners to please do not let oil pool in your parking stalls.

18. Elevator Testing

The elevator testing will be completed within the next six months.

19. Novus Installation

The Strata Council asked the Strata Agent to inquire to status of when Novus installation will take place.

20. Motorcycle Parking

The Strata Council discussed the possibility of offering motorcycle parking for rent in common areas of the parkade, that are not designated as parking stalls. Strata Council will be reviewing the parkade to see if this will be feasible.

Friendly Reminder to All Owners

Please update your phone numbers with Crosby Property Management. Your contact is Marilyn
On at 604-689-6982 or mon@crosbypm.com

Friendly Reminder - Emergency After Hours: Contact Crosby Property Management
(604) 683-8900

The front door was recently left opened and no one contacted Crosby Property Management to
alert them to the situation.

Friendly Reminder – Bike Storage Bylaw and Parking Rules

Bicycle Storage Bylaw

7.4 *Bicycles are not permitted in elevators, hallways or any other indoor common areas except the underground parking facility. No bicycles are to be kept on the patios, balconies, terraces or roof terraces; instead, they will be stored within the bicycle storage rooms. All bicycles must enter or exit the building by way of the vehicle entry to the underground parking facility only.*

Parking Rules

1. *Only properly insured vehicles may be parked or stored in resident parking stalls. Additionally, trailers; such as boat or moving trailers, may also be parked or stored in a resident's parking stall.*
2. *No other items shall be placed or stored in a resident's parking stall.*
3. *Failure to comply with either of the above rules may result in the maximum fine under Section 4.1 (1) (b) of the Uno Bylaws.*

There being no further business, the meeting was adjourned at 8:50 p.m.

Cheryllynn Warner
Licensed Strata Agent
CROSBY PROPERTY MANAGEMENT LTD.
General Office # (604) 683-8900 (24 Hours)
www.crosbypm.com

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**MINUTES
OF THE INFORMAL COUNCIL MEETING
THE OWNERS STRATA PLAN BCS 1882
UNO**

Held on Wednesday, December 16, 2009
Within the Amenity Room

COUNCIL IN ATTENDANCE:	Marilyn Gardner	President
	Marc Soehngen	Vice-President
	Jason Kurtz	Treasurer
	Marlon Tang	Secretary
	Brady Dunlop	Member At Large
	Craig Armour	Member At Large

The meeting was called to order at 6:00 p.m.

APPROVAL OF COUNCIL MEETING MINUTES

It was moved/seconded to approve the Minutes of the Council Meeting held November 19, 2009 as circulated. CARRIED.

APPROVAL OF FINANCIAL STATEMENTS

It was moved/seconded to postpone the approval of the November 2009 financial statement to the next Council meeting, as the statement had not yet been reviewed. Also, an issue was noted regarding income derived from recycling of bottles (discussed later in the Council meeting). CARRIED.

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.

REPORT ON LITIGATION

To the best of our knowledge there is no litigation to report. The Strata Property Act requires that all owners be notified as soon as possible of any legal action that the Strata Corporation is part of.

BUSINESS ARISING FROM PREVIOUS MINUTES

1. Front Landscaping

The Strata Council has not yet received a sample of filling pebbles to be used by Great Canadian Landscaping (GCL) in installing paving stones at the front of the building. The Strata Agent has been instructed to contact GCL to expedite review of the sample.

Minutes of the Council Meeting
The Owners Strata Plan BCS 1882
Held on December 16, 2009

2. Planter Boxes

Premier Landscaping had been contacted by Crosby for a quote to take over the landscaping contract at UNO for 2010. At the same time, Council requested that they submit a quote to replace the planter boxes on Prince Edward by cedars. Proposals and accompanying quotes are pending for review at next Council meeting.

3. Building Interior Painting

The Strata Council had contacted a contractor for a quote to paint the lobby as well as the walls facing the elevators of the building, and other areas as required, as part of the aesthetic upkeep of the building. Quotes are pending for review at next Council meeting.

4. Composting Program

The Strata Council is reviewing the Growing City composting program that is being offered to residents. As of December 16, 2009, limited interest had so far been expressed via the notice in the lobby – further feedback collected by the Strata Agent is pending for review at next Council meeting.

Any owners wishing further information about this program can go to the website at www.GrowingCity.ca. A notice regarding this program has been posted in the lobby. Any owners interested in participating in this program can contact Cherylynn Warner at cwarner@crosbypm.com.

5. Courtyard Water Pooling

The Strata Council has been informed that the Developer has still not yet responded to several emails about the water that is constantly pooling in the inner courtyard. The Strata Council instructed Crosby Property Management once again contact the warranty provider to file a claim for this matter, and ensure that this item is listed on the deficiency list for the 5 year warranty review.

CORRESPONDENCE

Please note that effective December 18, 2009, Cherylynn Warner has replaced Teresa Gough as Licensed Strata Agent for Strata Plan BCS 1882 (UNO). To better expedite acknowledgements and replies to residents' queries, residents/owners are requested to submit their queries directly to the Licensed Strata Agent. Residents may fax, mail or email their concerns directly to the Licensed Strata Agent. This will ensure that the Licensed Strata Agent can respond quickly to concerns that may require immediate attention. All correspondence is forwarded to the Strata Council for review, consideration and action as deemed necessary by the Council.

**Minutes of the Council Meeting
The Owners Strata Plan BCS 1882
Held on December 16, 2009**

Residents are welcome to phone, fax, mail or email all correspondence directly to:

**Cherylynn Warner, c/o Crosby Property Management Ltd.,
Suite 600 – 777 Hornby Street
Vancouver, BC V6Z 1S4
Fax (604) 689-4829/Phone (604) 648-4458
cwarner@croscopym.com**

Reminder: Residents who are calling the Licensed Strata Agent; please be sure that you leave your name and return telephone number clearly. **State the name of your building, “UNO” and “Strata Plan #BCS 1882” for reference.**

1. Correspondence was received from an owner in response to damage and dirt on their exterior door of their unit. Evidence was provided that showed that the cleaning was performed and the issue was deemed resolved.
2. Correspondence was received from an owner regarding a possible security breach at the front doors, as the second door was not re-latched after a move-in. The Strata Agent contacted the owner responsible for the move-in regarding the issue, which constitutes a breach of Strata bylaws; correspondence was received attributing the possible security breach to a miscommunication between the owner and the owner’s tenants who were moving in. The owner at fault requested that Council overlook this breach. The Strata Council has agreed to waive any penalties.

All owners are reminded that they are responsible to ensure that all entrances used during move-in/move out procedures are secured during and after completion of the procedures.

3. Correspondence was received from an owner regarding a fire alarm in the neighbouring suite that had been going off excessively. The owner of the suite of interest was contacted by Strata Council; he noted that he had had issues with the fire alarm in his unit, going off by itself, and that he had resorted to turning off the fire alarm circuit. Upon investigation, the Strata Council found that the current owner of the suite of interest had recently moved in, and the previous owner had failed to have his fire alarm inspected on both occasions of the annual inspection. The current owner was satisfied to keep the fire alarm inactive until the next annual inspection. Due to safety and liability reasons, the Strata Agent was instructed to inform the current owner to have his fire alarm inspected and repaired, if necessary, as soon as possible to maintain it in working order, and to assume full responsibility for the costs. The Strata Council advised the current owner should seek recourse from the previous owner for the costs of inspection.

All owners are reminded that they are responsible for the proper functioning and annual inspection of the fire alarms in their units; should owners fail to ensure that their alarms are inspected during the annual inspection period; owners will have to bear the full cost of inspection at a later date.

Minutes of the Council Meeting
The Owners Strata Plan BCS 1882
Held on December 16, 2009

4. Correspondence was received from an owner regarding previous arrangements to address issues with cigar smoke entering the owner's unit from a neighbouring suite. The new arrangements were communicated to the owner from where the cigar smoke originated from, and were agreed upon.
5. Correspondence was received from an owner suggesting the installation of a landscaped rock garden in the front of the building to address issues with dog urine killing the current vegetation. The Strata Agent has been instructed to obtain quotes on various ideas for landscaped rock gardens.
6. Correspondence was received from an owner regarding a partial waiver of payment of move-in fees for the owner's tenants, as the tenants had moved between units within the building and had not necessitated booking of the elevator. The owner had proposed to half the move-in fees on the basis of the above reasoning. The Strata Agent has been instructed to inform the owner that no partial waiver of fee is possible.

All owners are reminded that move-in fees cover not only the cost of dedicated elevator usage, but also any damage or soiling, inadvertent or otherwise, to the building incurred during the move-in/out.

7. Correspondence was received from an owner regarding excessive noises and vibrations from the gym door being closed. The Strata Council is currently reviewing the issue and ask all gym users to avoid slamming the door upon exiting and to not drop weights on the floor
8. Correspondence was received from an owner regarding the hinges on her exterior door failing, preventing proper closure and entry/egress from her unit. The Strata Council is currently reviewing the issue.
9. Correspondence was received from an owner in response to inquiries by Strata Council regarding construction-like noises from his unit and issues with front door security during a move-in. The owner denied that any noises were made by him or by the previous owner, and also claimed that proper security measures were followed during the move-in. The Strata Council deemed both issues resolved.
10. Correspondence was received from an owner with regards to a loss of power to his unit while he was performing suspected renovations. The Strata Council directed Power Pros electricians to inspect the owner's electrical work and restore power to his unit. The loss of power was deemed to have been caused by the owner's electrical work, causing the floor breaker providing power to the unit to be tripped. The Strata Agent was instructed to contact the owner to cease all renovations pending inspection, and to bill the full cost of the electricians' visit to the owner's unit, to which the owner had previously verbally agreed to pay. The owner had responded that the loss of power to his unit had been caused by his attempt to replace his switches and receptacles, which did not constitute a renovation. Based on his response, the Strata Council has agreed to not fine the owner for renovation work, however, the owner still bears responsibility for the costs of the electricians' visit.

Minutes of the Council Meeting
The Owners Strata Plan BCS 1882
Held on December 16, 2009

All owners are reminded that approval from Strata Council is required prior to any renovations on common property, the exterior or structure of the building, or any other part of the building that is required to be insured by the Strata.

11. Correspondence was received by the independent contractor responsible for recycling bottles left in the garbage room that certain private housecleaners in the building are removing bottles. This thus denies the Strata Corporation a portion of the revenues earned by the contractor. The Strata Council is currently reviewing the issue. If you have housekeepers, please advise them that they cannot help themselves to the recyclable bottles that are located in the garbage room
12. Correspondence was received from an owner with regards to cracks in drywall of her unit, accompanied by occasional odours from the cracks. The Strata Council is currently reviewing the issue and has sent letters requesting access to adjacent units for further investigation.
13. Correspondence was received from an owner and from the Five Star Building Maintenance cleaning staff with regards to dog excrement waste bags being left on the floor of the garbage room, in the front entrance garden, and in the cleaning staff's cart. The Strata Council instructed the Strata Agent to provide a notice and advise owners that their dog's excrement must be disposed of properly.

All owners with pets are reminded that pet excrement waste bags should be disposed of in the garbage bins in the garbage room, and not beside the visitor's parking gate. The Strata Council has been reviewing surveillance videos of the parking garage, and owners contravening the above will be charged

14. Correspondence was received from an owner regarding the cost of replacing a building fob lost during a car break-in. One of the owner's fobs was stolen, along with the owner's insurance papers for the car. The owner requested that she be allowed to retain her remaining fob and pay the cost of an additional fob, replacing the one that had been stolen. Owing to the complexities involved in identifying the stolen fob for de-activation, both fobs registered to the owner's units were de-activated and the owner was instructed to purchase two new replacement fobs.

NEW BUSINESS

1. Inner Garage Door

Minor damage was caused to the sensors of the inner garage door by a vehicle colliding with the sensor unit. Nikls, door maintenance specialists, were called in and the Strata Agent was instructed to bill the owners for the service call.

2. Gym Equipment

Annual maintenance was performed on the gym equipment, which discovered that repairs to the stationary bicycle were necessary, at a cost of \$397.50 to fix the seat and the pedal axle. The Strata

Minutes of the Council Meeting
The Owners Strata Plan BCS 1882
Held on December 16, 2009

Council approved of all repairs. Further work is ongoing in obtaining a pump to properly inflate the exercise balls available in the gym room.

3. Cell Phone Antenna Proposal

Dave Wireless has proposed to the Strata Corporation that rooftop space on the building be leased for the installation of antennas and outdoor radio equipment as part of a new proposed cellular phone network.

The Strata Agent has been instructed to contact Dave Wireless to allow them access to the rooftop of the building to access the feasibility of the proposal; pending completion of this study, Strata Council will further review the issue.

4. Green Roof

Owing to the deterioration in condition of the green roof on top of the city homes, Strata Council is currently investigating measures and ongoing maintenance required to restore the green roof to its designed condition.

5. Elevator Lobby Tiles

The Strata Council is currently reviewing quotes for replacing the carpet in the main floor elevator lobby with tiles.

6. Form K Reminder

All owners are reminded of the Rental Bylaw, Bylaw #7.7:

Rentals

7.7 (1) Before a tenant may move into any strata lot, the owner will deliver or cause to be delivered to the strata corporation a "Form K - Notice of Tenant's Responsibilities" in the form set out in the Act, signed by the tenant.

(2) An owner will advise the council in writing of the time and date that any tenant intends to move in or out of the strata lot, at least seven (7) days in advance and will make arrangements with the manager of the building to co-ordinate any such move in accordance with bylaw 7.6.

All owners are reminded that a Form K must be filled out and faxed to Cherylynn Warner at Crosby Property Management at 604-683-8900, or send to the address below.

Minutes of the Council Meeting
The Owners Strata Plan BCS 1882
Held on December 16, 2009

7. Strata Council Web Site

The Strata Council considered a quote from Think Strata for a hosting a web site representing the Strata Corporation of BCS 1882 (UNO), to reduce paper waste and to facilitate communication between the Strata Council and owners. Based on the costs involved, the Strata Council is instead investigating a self-made solution, utilizing the programming services of owners and residents *pro bono*. The Strata Council will be requesting feedback from owners and residents for requested features of the web site, and is scheduled to provide a demonstration site for the next Strata Council meeting.

8. Parking Stall Oil Leaks

A significant amount of oil was found to be leaking from the vehicle parked in stall #110, to the extent that oil was beginning to encroach upon another owner's stall. The Strata Agent has been instructed to contact the owner of stall #110 to rectify the issue.

9. Pressure Washing of Building Exterior and Paint Peeling

Prior to any pressure washing of the building's exterior to maintain its aesthetic upkeep, the Strata Council agreed that given issues with paint beginning to peel on the exterior surfaces near the vents in the inner courtyard, that further investigation be made to ensure that any pressure washing does not disturb the building envelope, and possibly void the envelope warranty.

10. Uno Christmas Party and Departure of Strata Agent

The Strata Council would like to thank the Social Committee for organizing the first annual Uno Christmas Party on December 10, 2009, which was attended with great success by many residents. The event also marked a farewell to Teresa Gough, the Licensed Strata Agent provided by Crosby Property Management, who is taking leave as of December 18, 2009. She is being replaced by Cherylynn Warner.

There being no further business, the meeting was adjourned at 8:30 pm. The next meeting will be held on Monday, January 11th, 2010 at 6:30 pm in the Amenity Room.

Marlon Tang
Secretary, the Strata Council
STRATA PLAN BCS 1882
UNO

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**MINUTES
OF THE COUNCIL MEETING
THE OWNERS STRATA PLAN BCS 1882
UNO**

Held on Thursday, November 19, 2009 at 6:30 p.m.
Within The Amenity Room
328 East 11th Avenue, Vancouver, B.C.

COUNCIL IN ATTENDANCE:	Marilyn Gardner	President
	Marc Soehngen	Vice President
	Jason Kurtz	Treasurer
	Marlon Tang	Secretary
	Brady Dunlop	Member At Large
REGRETS	Doug Ramsay	Commercial Section Representative
	Craig Armour	Member At Large
LICENSED STRATA AGENT:	Teresa Gough	Crosby Property Management Ltd

The meeting was called to order at 6:30 p.m. by the Licensed Strata Agent, Teresa Gough.

ELECTION OF COUNCIL

President	Marilyn Gardner
Vice-President	Marc Soehngen
Treasurer	Jason Kurtz
Secretary	Marlon Tang
Commercial Rep.	Doug Ramsay
Member at Large	Brady Dunlop
Member at Large	Craig Armour

APPROVAL OF COUNCIL MEETING MINUTES

It was moved/seconded to approve the Minutes of the Council Meeting held September 8, 2009 as circulated.
CARRIED.

APPROVAL OF FINANCIAL STATEMENTS

It was moved/seconded to approve the September and October 2009 financial statements. CARRIED.

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.

REPORT ON LITIGATION

To the best of our knowledge there is no litigation to report. The Strata Property Act requires that all owners be notified as soon as possible of any legal action that the Strata Corporation is part of.

BUSINESS ARISING FROM PREVIOUS MINUTES

1. **Planter Boxes**

An owner was present to continue previous discussions in regards to security issues between the Biltmore and the adjacent town homes. The unit has placed a planter on the common property, which council is allowing to remain in place while potential solutions to their problems are researched. In the meantime, the owners have provided an executed indemnity agreement which council hopes would mitigate any liability issues that may arise.

The owner presented some ideas for the Strata Corporation to consider in order to prevent patrons from the Biltmore loitering on the door steps of the neighbouring town homes. The Strata Council instructed the Strata Agent to obtain some quotes on various ideas to enhance security and privacy around the town homes.

2. **Council Hearing**

On November 2, 2009 the Strata Council conducted a hearing with an owner where the matter of a chargeback for emergency remediation in their suite was discussed. Council agreed after the hearing to waive the chargeback, and not to pursue the matter any further with Intracorp.

3. **Security Issues**

An owner was present to discuss some security issues between the Biltmore and the adjacent town homes. The owner presented some ideas for the Strata Corporation to consider in order prevent patrons from the Biltmore loitering on the door steps of the neighbouring town homes. The Strata Council instructed the Strata Agent to obtain some quotes on various ideas to enhance security and privacy around the town homes.

4. **Snow Removal Contract**

The Strata Council reviewed several quotes on snow removal and Strata Council has entered into a contract with Five Star Operations to do the snow removal in the complex this winter.

5. **Front Landscaping**

The Strata Council reviewed a quote from Great Canadian Landscaping to install some paving stones at the front of the building where the lawn is quite damaged. The Strata Council approved installing paving stones in the front for a total cost of \$1,102.50. The Strata Agent is to contact Great Canadian Landscaping to arrange for the paving stones to be installed as soon as possible. Before the stones are installed, council has asked to review a sample of the filling pebbles that GCL intends to use.

CORRESPONDENCE

1. Correspondence was received from an owner in the apartments discussing damage and dirt on a neighbouring units' front door. The Strata Agent has been instructed to contact the owners and ask them to clean the exterior door.

This same owner also commented on the fact that the third floor elevator lobby does get excessive use as it is the gateway to the city homes. The Strata Council will be obtaining some quotes for some painting in this area and several others.

2. Correspondence was received from an owner in regards to a late fine placed on their account due to non-payment of retro-active strata fees at the start of the previous fiscal year. The Strata Council has agreed to reverse the fine as the owner did eventually make payment of the outstanding amount, which was relatively small.

All owners are reminded that retroactive strata fees are due whenever there is an increase approved at an Annual General Meeting held after the year end date. It is an owner's responsibility to ensure that this amount is paid. Owners are encouraged to register for the pre-authorized payment plan that is offered through Crosby Property Management, which avoids the need for a one-time retroactive payment.

3. Correspondence was received from an owner in regards to a late fine on their account due to late payment of strata fees. It appears that this late payment was the result of a bank error and Strata Council has agreed to reverse the fine.
4. Correspondence was received from an owner about a neighbouring suite that continues to have loud parties and create excessive noise during very late hours of the evening. As this problem has been an on-going issue with this particular unit, the Strata Agent has been instructed to contact the owner and inform them that if the disturbances to the neighbours continue the Strata Corporation may consult with a lawyer to see what further measures may be taken. The owner will also be fined for events reported and reviewed by the strata council at this meeting, and for which no response was received for prior complaint letters.
5. Correspondence was received from an owner about a composting program through a company called Growing City. This is a service that Council is currently reviewing. Any owners wishing further information about this program can go to the website at www.GrowingCity.ca. The Strata Agent has been instructed to post a notice in the lobby so owners can review this program. Any owners interested in participating in this program can contact Teresa Gough at tgough@crosbypm.com.

If enough owners express interest in this program, council will consider budgeting for a common collected pickup program in the future.

NEW BUSINESS

1. Graffiti

The Strata Council informed the Strata Agent that there is some graffiti on the Kingsway side of the building. The Strata Agent is to contact a graffiti removal company and have all the graffiti around the building removed.

2. Green Minutes and Email Distribution

The Council reviewed a proposal from a company that deals in electronic distribution of minutes, further investigation will be done by the Council. The Strata Council is hopeful that electronic minutes will be available to owners in the very near future. There are several obstacles and complications that arise from this method of distribution, which the council is working diligently to overcome.

3. **Christmas Trees**

All owners are reminded of the Holiday Decorations Rule:

- *Cut Christmas trees are not permitted in the building whatsoever.*
- *Holiday lights in windows and/or on balconies, decorations and/or wreaths on common area doors of suites, are permitted only between December 1 and January 15, and must not detract from the overall aesthetics of the building. All lights, decorations and/or wreaths must be removed no later than January 15. The above excludes religious holidays.*

The Strata Agent has been instructed to do a notice for the residents about this rule.

4. **Parking Stalls**

The Strata Council wishes to remind all owners that items are not to be left in parking stalls. This is in violation of the fire regulations. Council asks all owners to clear out any items that are being stored in their parking stalls.

5. **Courtyard Water Pooling**

The Strata Agent informed the Strata Council that the Developer has not yet responded to several emails about the water that is constantly pooling in the inner courtyard. The Strata Council instructed the Strata Agent to contact the warranty provider to file a claim for this matter, and ensure that this item is listed on the deficiency list for the 5 year warranty review.

6. **Form K Reminder**

All owners are reminded of the Rental Bylaw, Bylaw #7.7:

Rentals

7.7 (1) *Before a tenant may move into any strata lot, the owner will deliver or cause to be delivered to the strata corporation a "Form K - Notice of Tenant's Responsibilities" in the form set out in the Act, signed by the tenant.*

(2) *An owner will advise the council in writing of the time and date that any tenant intends to move in or out of the strata lot, at least seven (7) days in advance and will make arrangements with the manager of the building to co-ordinate any such move in accordance with bylaw 7.6.*

All owners are reminded that a Form K must be filled out and faxed to Teresa Gough at Crosby Property Management at 604-689-4829, or sent to the address below.

7. **Owner Correspondence to Council**

Council discussed with the Strata Agent the form of communication that is to be used between the Strata Agent and all owners of the building. Any correspondence received from owners for the Strata Council will be provided to the Council at the following Council meeting. When the Strata Agent receives communication from the owners, the owner will be informed that the communication has

Minutes of the Council Meeting
The Owners Strata Plan BCS 1882
Held on November 19, 2009

been received as well as the date of the next Council meeting. The strata agent will not provide correspondence to council in between meetings, except in case of emergency. Council appreciates the patience of owners while waiting for business to be conducted at duly formed council meetings.

There being no further business, the meeting was adjourned at 8:30 p.m.

Teresa Gough
Licensed Strata Agent
CROSBY PROPERTY MANAGEMENT LTD.
General Office # (604) 683-8900 (24 Hours)
www.crosbypm.com

Please keep a copy of these minutes for future reference. They will be required at the time of sale and a charge, as per the Strata Property Act, will be assessed for replacement copies.

**MINUTES
OF THE COUNCIL MEETING
THE OWNERS STRATA PLAN BCS 1882
UNO**

Held on Tuesday, September 8, 2009 at 6:30 p.m.
Within The Amenity Room
328 East 11th Avenue, Vancouver, B.C.

COUNCIL IN ATTENDANCE:	Marilyn Gardner	President
	Jason Kurtz	Treasurer
	Mark Lavitt	Secretary
	Marc Soehngen	Vice President
	Craig Armour	
REGRETS	Doug Ramsay	Commercial Section Representative
	Joelle Ciona	
PROPERTY MANAGER:	Teresa Gough	Crosby Property Management Ltd

The meeting was called to order at 6:35 p.m. by the Council President, Marilyn Gardner.

APPROVAL OF COUNCIL MEETING MINUTES

It was moved/seconded to approve the Minutes of the Council Meeting held August 11, 2009 as circulated. CARRIED.

APPROVAL OF FINANCIAL STATEMENTS

It was moved/seconded to approve the July and August 2009 financial statements. CARRIED.

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.

REPORT ON LITIGATION

To the best of our knowledge there is no litigation to report. The Strata Property Act requires that all owners be notified as soon as possible of any legal action that the Strata Corporation is part of.

BUSINESS ARISING FROM PREVIOUS MINUTES

1. Damaged Parkade Springs

Council reviewed several quotes to repair damaged springs for the parkade gate. Strata Council approved the springs being replaced by Nikls for an approximate cost of \$1,000.00 plus GST.

Council also reviewed a quote from Nikls for an annual maintenance plan. The Council agreed to a quarterly garage gate maintenance plan with Nikls for a cost of \$1,140.00 per year.

2. Five Star Contract Renewal

The Property Manager presented the renewal contract for Five Star Operations. Strata Council requested that the Property Manager investigate a few items on this contract before signing.

3. Security Upgrades

Door Express will be completing the final repairs to the doors on the Kingsway/Biltmore side to enhance some security features on these doors for a total cost of approximately \$2,400.00 plus GST.

Council is still reviewing a solution for the entrance way on East 11th.

4. Green Roof

Property Manager will get a hold of the landscape architect that designed our green roof to get an assessment

5. Planters/Trellis at Townhouse Unit

Council continued discussions regarding the planters and trellis placed by owners of a townhouse suite on the front patio along Prince Edward Ave. As noted in previous minutes, this area is noted on the strata plan as **common property**.

Council acknowledged a hearing held on August 27th 2009 with the owners of the suite in question to discuss the matter as well as council's request that the trellis and cedar trim be removed from the planters. Subsequent to this hearing, further correspondence from the owners was reviewed and contemplated by council while formulating their response to the owners' position. The owners raised several concerns regarding the process and decisions council had reached. The owners noted their belief that:

-Previous council meeting minutes were inaccurate and/or did not adequately portray the owners' contentions on the subject.

- A specific member of council had a conflict of interest and had solicited complaints regarding the design of planter/trellis.
- The planters and trellis are not only in keeping with the existing aesthetic look of the building, but necessary for the security and privacy of their unit.
- Funds had been provided by the developer, Intracorp, to build such a planter/trellis as part of an agreement between the owners and Intracorp to address the owners concerns.
- The planters/trellises do not pose a liability concern for the strata corporation.
- The strata council should consider retaining an architect to advise the strata corporation on possible alternatives to the existing design.
- The Strata Corporation ownership be given the opportunity to vote on the matter and revisit the subject of common property vs. limited common property at the next Annual General Meeting.

Council summarized their response to the owner on each point:

- Council believes the previous meeting minutes to be entirely accurate, however agreed to provide a more full documentation of the ongoing discussions in these council meeting minutes to address the owners concerns about proper disclosure to fellow owners.
- The owners, in their subsequent correspondence, withdrew their allegation that complaints had been solicited against their unit by a certain council member but reiterated their belief that someone on council had solicited complaints. Council does not believe this to be true. Moreover, council has been unanimous in all decisions on this matter to date.
- Council does not agree with the owners position that the trellis and cedar trim are in keeping with the existing aesthetic of the building.
- Council has not been provided with any evidence that any such agreement between Intracorp and the owners actually exists. Moreover, the strata corporation is not bound by any agreement between these two parties and the strata council must be guided by the bylaws of the strata corporation.
- Council believes that the trellis does pose a significant liability concern for the owners and will under no circumstances agree to it remaining.
- Council does not have approval from the owners, nor do they believe it in the best interests of the strata corporation, to retain an architect using strata corporation funds to address the concerns of an individual unit.

-The area in question is **common property**, and to alter that designation on the strata plan would require a unanimous vote of the owners which council does not believe to be practical, nor in the best interests of the strata corporation.

Council is extremely sympathetic to the concerns raised by the owners of the suite in question, but notes that as the area where the planter/trellis have been placed is common property and that the bylaws prohibit owners from placing objects there (in much the same way an owner in the tower would be prohibited from leaving objects in the hallway in front of their suite). In light of the unique circumstances this suite faces, bordering the commercial establishment next door, council agreed that a compromise, allowing the planter to remain, would be appropriate. By way of unanimous decision, the strata council agreed to demand the removal of the trellis and cedar trim by no later than September 17th, 2009 but that the planter (and appropriate plant materials) be allowed to remain, provided that the owners agree to indemnify the strata corporation for liability and other issues relating to the planter. Should the owners not agree to remove the trellis/cedar trim, or be unwilling to indemnify the strata corporation for the various concerns raised; the entire structure will be removed at the owners' expense.

Please note that: Any modifications must be approved in advance by Council as per the Strata By-Laws''

CORRESPONDENCE

1. Correspondence was received from an owner in regards to a townhouse unit owner and improper use of the courtyard area. Items such as a mattress and bikes have been left in the courtyard after the family is finished playing with them, and bikes are often stored on the patio. It was also alleged that the dog belonging to this owner is often unleashed in the courtyard, and that laundry has been seen hanging on the patio areas. The Strata Council has requested the Property Manager to send a polite letter to the owner, reminding the owner of the bylaws regarding courtyard and common property use.

The Council also wishes to remind all owners when using the courtyard to be aware that noise from the courtyard travels to all the suites that face the courtyard and leaving personal items about the courtyard affects the overall appearance of the Uno complex.

Please be aware of the following Bylaws:

Use of property

7.1 An owner of a residential strata lot will not:

(6) leave, or permit any occupant of his or her strata lot or any guest, employee, agent or invitee of the owner or occupant to leave, on the common property or any limited common property, any shopping cart or any other item designated from time to time by the council;

(9) hang or display, or permit any occupant of his or her strata lot or any guest, employee, agent or invitee of the owner or occupant to hang or

display, any laundry, washing, clothing, bedding or other articles from windows, patios, balconies, terraces or roof terraces or other parts of the building so that they are visible from the outside of the building;

Bicycle Storage

- 7.4** *Bicycles are not permitted in elevators, hallways or any other indoor common areas except the underground parking facility. No bicycles are to be kept on the patios, balconies, terraces or roof terraces; instead, they will be stored within the bicycle storage rooms. All bicycles must enter or exit the building by way of the vehicle entry to the underground parking facility only.*

Pets

- 7.9 (2)** *An owner, tenant, occupant, employee, agent, invitee, guest or visitor must ensure that all animals (other than cats) are leashed or otherwise secured when on the common property or on land that is a common asset.*

NEW BUSINESS

1. Tree Replacement and Tree Damage

Council has reviewed several trees both on the City Boulevard and on the Uno grounds that have died due to lack of water. The Strata Council has contacted the City of Vancouver who will remove all of the dead trees on City property and they will be replaced by the City. Council requested the Property Manager to contact the landscapers about some dead trees that exist on Uno property and have them replaced in the fall.

2. Budget Review

The Property Manager presented the Strata Council with a draft budget. The budget was discussed at great length. Strata Council has requested clarification on a few items from the Property Manager. The budget for the Annual General Meeting will be mailed out to all owners the first week of October.

There being no further business, the meeting was adjourned at 9:35 p.m.

The AGM will be held on Wednesday November 4th, 2009 at the Biltmore at 6:30PM

Teresa Gough
Property Manager
CROSBY PROPERTY MANAGEMENT LTD.
General Office # (604) 683-8900 (24 Hours)
www.crosbypm.com

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**MINUTES
OF THE COUNCIL MEETING
THE OWNERS STRATA PLAN BCS 1882
UNO**

Held on Tuesday, August 11, 2009 at 6:30 pm
Within The Amenity Room
328 East 11th Avenue, Vancouver, B.C.

COUNCIL IN ATTENDANCE: Marilyn Gardner President
Jason Kurtz Treasurer
Mark Lavitt Secretary
Marc Soehngen Vice President
Joelle Ciona

REGRETS: Craig Armour
Doug Ramsay Commercial Section Representative

PROPERTY MANAGER: Teresa Gough (n/a) Crosby Property Management Ltd

The meeting was called to order at 6:35 p.m. by Marilyn Gardner.

APPROVAL OF COUNCIL MEETING MINUTES

It was moved/seconded to approve the Minutes of the Council Meeting held July 14, 2009 as circulated. CARRIED.

APPROVAL OF FINANCIAL STATEMENTS

It was moved/seconded to approve the July 2009 financial statements. CARRIED.

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.

REPORT ON LITIGATION

To the best of our knowledge there is no litigation to report. The Strata Property Act requires that all owners be notified as soon as possible of any legal action that the Strata Corporation is part of.

BUSINESS ARISING FROM PREVIOUS MINUTES

1. **Landscaping**
Received and consulted quote from Great Canadian Landscaping. Council will proceed with the replacement of the 7 lavender at 2725 Prince Edward and the 7 lavender and 1 cedar at 2721 Prince Edward, and move the rosebush from the courtyard, as the root system could

damage the building's waterproof membrane below, to the entrance gate on Prince Edward.

Council is further investigating solutions for the front entrance of the building.

Council will contact the City to see if they are planning on replacing the trees that died, that were cut down, and if they will be fixing the tree that is broken, or can council take care of it. Also, the Boulevard flower beds on E. 11th and Prince Edward were discussed.

2. **Olympic Rentals**

Council continues to research the implications. The issue will be brought forward at the AGM for issues such as: cost, security guards, required city permits for owners etc. Should any owner have any concerns or suggestions please contact Teresa Gough at tgough@crosbypm.com, as well as if you are interested in renting your strata lot during the 2010 Winter Olympics.

3. **Trellis**

Council continued on-going discussion regarding a suite whose owners erected a planter and trellis on Common Property, without permission from Council. The owner has requested a hearing with council on the matter, and a final decision will be rendered shortly after this meeting is held.

4. **Correspondence Ideas**

Council is further looking into a company that manages Strata correspondence via a website. This was suggested by one of the Strata owners. Thank you for your input.

CORRESPONDENCE

1. Request from an owner for sun covering on terrace. The Property Manager will advise owner that Council agrees in principal with the proposal, however Council is concerned about the size and would like to see it on a to scale plan with an artist rendition, sketch or photo of what exactly the finished product will look like.
2. Complaint from owners regarding the security of Uno. Council takes these complaints seriously and will go ahead with adding additional security.
3. An owner had a complaint regards the Green Roof. Although we had an extremely dry summer, Council will be following up. The Property Manager will get the roof assessed and get a directive from an expert.
4. An owner was concerned about a possible mailbox break-in. Council investigated and discovered the lock cylinder to the individual unit's mailbox door was loose, and may have come open accidentally. Owners should be aware that they are responsible for their individual mailbox compartments, and should check their lock periodically to make sure it's secure."

NEW BUSINESS

1. **Security**

A quote was received from A-Pro & NES regarding break ins and security for stairwell #24. The Property Manager is to contact NES Door Express to schedule repairs as soon as possible. Council will be going ahead with the following repairs:

- a) Repair Door #1 and replace Door #2
- b) Kingsway entrance Plus install bottom pivot (**please remove all pricing**)
- c) 11th & 12th floor door to secure roof door access

2. **Motion Detector Light**

The Property Manager will obtain quotes from electricians regarding the installation of a motion detector light on Kingsway. Council will check if the current light comes on in the evening.

3. **Blockwatch**

If any owner wishes to join Uno's Blockwatch program please email caarmour@telus.net.

4. **Annual General Meeting**

The next Annual General Meeting will take place in the middle of October; Council will confirm the exact date shortly.

5. **Fee Increase**

There will be no fee increase from Crosby Property Management for the upcoming year.

<h3><u>AMENITY ROOM</u></h3>

<p>Owners are reminded to please shut lights and close windows after usage.</p>
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<h3><u>STORAGE ROOM REMINDER</u></h3>
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<p>Please do not leave clutter in the storage rooms. All items should be in your personal lockers or will be subject to removal.</p>

The next meeting to be held is the Budget meeting on September 8th, 2009 at 6:30 pm in the Amenity Room.

**Minutes of the Council Meeting
The Owners Strata Plan BCS 1882
Held on August 11, 2009**

There being no further business, the meeting was adjourned.

As reported by council.

<p>Please keep a copy of these minutes for future reference. They will be required at the time of sale and a charge, as per the Strata Property Act, will be assessed for replacement copies.</p>
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**MINUTES
OF THE COUNCIL MEETING
THE OWNERS STRATA PLAN BCS 1882
UNO**

Held on Tuesday, July 14, 2009 at 6:30 p.m.
Within The Amenity Room
328 East 11th Avenue, Vancouver, B.C.

COUNCIL IN ATTENDANCE:	Marilyn Gardner	President
	Jason Kurtz	Treasurer
	Mark Lavitt	Secretary
	Marc Soehngen	Vice President
	Joelle Ciona	
REGRETS:	Doug Ramsay	Commercial Section Representative
	Craig Armour	
PROPERTY MANAGER:	Teresa Gough	Crosby Property Management Ltd

The meeting was called to order at 6:35 p.m. by the Property Manager, Teresa Gough. A guest was in attendance.

GUEST BUSINESS

1. An owner was present to discuss some planter boxes and trellises that they installed on the common property outside their front door. The owner had installed these items without requesting permission from the Strata Council to create some privacy and security around their front entrance way. The owner apologized for not requesting proper permission as is outlined in Bylaw #2.5. The owner went on to describe the design concept and structure for these planter boxes and expressed that the design was constructed to match the exterior look of the Uno complex. A petition was presented by the owner with signatures of 19 owners from BCS 1882 who were in favour of the planter boxes and trellises staying in place. Council will be reviewing all of the points addressed by the owner and informing the owner of their decision in writing.

Council would like to remind all owner of Bylaw #2.5 which states:

Obtain approval before altering a strata lot

- 2.5 (1) *An owner, tenant or occupant must obtain the written approval of the strata corporation before making an alteration to a strata lot that involves any of the following:*
 - (a) *the structure of a building;*
 - (b) *the exterior of a building;*

- (c) *stairs, patios, balconies, terraces, roof terraces or other things attached to the exterior of a building;*
 - (d) *doors, windows or skylights on the exterior of a building, or that front on the common property;*
 - (e) *fences, railings or similar structures that enclose a patio, balcony, terraces and roof terraces;*
 - (f) *common property located within the boundaries of a strata lot;*
 - (g) *parts of the strata lot which the strata corporation must insure under section 149 of the Act.*
- (2) *The strata corporation must not unreasonably withhold its approval under subsection (1), but may require as a condition of its approval that the owner agree, in writing, to take responsibility for any expenses relating to the alteration.*
- (3) *An owner must not do, or permit any occupant of his or her strata lot or any tenant, employee, agent, invitee, guest or visitor of the owner or occupant to do, any act, nor alter, or permit any occupant of his or her strata lot or any tenant, employee, agent, invitee, guest or visitor of the owner or occupant to alter, his or her strata lot, in any manner, which in the opinion of the council will alter the exterior appearance of the building.*
2. An owner was present to discuss with Council several complaints they have received from a neighbouring owner in regards to cigar smoking. The owner explained the measures that had been taken in attempt to reduce the impact from the cigar smoke. The owner also suggested several compromises to this situation and the Property Manager will contact the owner with the complaint to determine if a compromise can be reached.

APPROVAL OF COUNCIL MEETING MINUTES

It was moved/seconded to approve the Minutes of the Council Meeting held June 16, 2009 as circulated. CARRIED.

APPROVAL OF FINANCIAL STATEMENTS

It was moved/seconded to approve the May and June 2009 financial statements. CARRIED.

Strata Council would like to note to all owners that the operating budget is currently over spent in repairs and maintenance.

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.

REPORT ON LITIGATION

To the best of our knowledge there is no litigation to report. The Strata Property Act requires that all owners be notified as soon as possible of any legal action that the Strata Corporation is part of.

BUSINESS ARISING FROM PREVIOUS MINUTES

1. Move in/out procedures

It has been brought to Council's attention that numerous moves have been happening without proper notice being given. Owners are reminded of Bylaw #7.6 which states:

Move in!move out

- 7.6 (1) *An owner must conform and ensure that any tenants conform to the Move In and Move Out rules established by council from time to time.*
- (2) *A move in/out fee of \$100.00 will be charged for each move into the building.*
- (3) *The strata corporation may regulate the times and manner in which any moves into or out of residential strata lots may be made and require that such moves be coordinated with the manager of the building at least 7 days in advance of such moves, or such lesser period as the council may, in its sole discretion, permit,*
- (4) *A resident using the elevator during a move must ensure that the ELEVATOR SERVICE KEY is used to control the elevator and the doors not jammed open in any manner.*
- (5) *A resident must ensure that the lobby doors are not left open, ajar or unattended and that furniture is not left piled in the lobby area.*
- (6) *A resident must ensure that all common areas are left damage free, clean and all hallways and lobby areas vacuumed immediately upon completion of the move.*
- (7) *A resident contravening bylaws 40.1 to 40.6 (inclusive) shall be subject to a fine of \$200.00*

2. Cleanliness

Council has noted that over the last few months the building has had frequent incidents of messes. Owners are reminded to please be careful with leaking garbage bags, litter, etc. in the elevators. Owners are also requested to please use common sense in the garbage room. Ensure cardboard boxes are broken down, garbage is not left outside the dumpsters and that recycling is assorted accordingly.

3. Cardboard Dump Increase

Due to the ongoing issues in the garbage room Council has decided to increase the cardboard pick up to 2 times per month. This increase will cost a total of \$240 per month.

4 Building Inspection Policy

Due to the numerous requests for building inspections, when a unit is sold, Council has decided that 5 Star Operations will be responsible for handling these building inspections. Any owners requiring building inspections must contact 5 Star Operations at 604-435-0515.

Five Star will require 48 hour notice for the inspection and the inspection will cost \$198.00. The fee for this building inspection will be dealt with between 5 Star Building Operations and the owner of the suite.

5. Lighting Audit

Council is currently reviewing the light bulbs used in the Uno complex. The Property Manager is to discuss with the maintenance company to ensure that energy efficient lights are used as well as a consistent type of light.

6. Bike Racks

The bike rack has been installed at the front door. Owners are advised that this bike rack is for DAILY use only. Bicycles found to be attached to the rack for more than one day will be removed.

CORRESPONDENCE

1. Several letters have been received from owners requesting that motorcycles and scooters not be parked in non-assigned parking stalls in the garage. Owners have been requested to move any motorcycles and scooters that are parked in areas that are not assigned for parking. An owner has requested the Strata Corporation to determine an area in the parking garage to be designated for motorcycle and scooter parking. The Property Manager is to contact this owner and ask them to submit a proposal suggesting areas in the parkade that may be used for this purpose.
2. A letter was received from an owner questioning the reasoning behind door access from the parking garage to the elevator. The owner was concerned that you can access the parkade into the elevator, but if you do not have your fob you cannot get back into the parkade or up in the elevator. Council would like to advise owners that this design has been put in place as a fire exit, so that if there is a fire you can exit the parkade and exit the building safely. Owners are reminded that fobs should not be, under any circumstances, be left in vehicles as they can get stolen.

NEW BUSINESS

1. 2010 Winter Games

An owner enquired if the issue of short term rentals during the 2010 Winter Games had been addressed. Council discussed various aspects of rentals during the Olympics, such as security, potential damages, excessive noise, renter/tenant insurance, move in-out fees,

excessive garbage, fob security, garage security, and legal issues. **Please see attached notice with these considerations.**

2. RCABC Guarantee Corporation

The two year re-inspection of the roof was completed by North West Inspection Ltd. It was noted that the roof is in good condition and that there are no deficiencies to report.

3. June Preventative Maintenance Quote from Latham's

The Property Manager presented Council with a quote from Latham's to repair the fresh air dampers in the make up air unit #40 and the pressure reducing valves on the 3rd and 4th floors and 2 in the P1 water entry room. Council has asked the Property Manager to obtain further information about how necessary these repairs are.

4. Paper Free Minutes/Mail Costs

Council is reviewing the idea of setting up a paper free method of distributing correspondence to owners for owners who are interested in reducing paper usage and costs. Council will advise owners if such a system is to be put in place.

5. AGM Topics

Several topics for the AGM were discussed including Olympic rentals, landscaping, and budget.

6. Fitness Room

Council has purchased the dumb bell rack for the fitness room. Owners are reminded to please replace the dumb bells on the dumb bell rack after their work outs so the dumb bells are not left laying around on the floor.

7. Great Canadian Landscaping

Council did a walk around with the current landscapers, Great Canadian Landscaping, to review the overall gardening on the complex. All owners should be aware that any limited common property areas that require gardening maintenance will now be attended to by Great Canadian Landscaping.

8. Bylaws

Council wishes to remind all owners that it is the owners' responsibility to be aware of the full and entire contents of the Bylaws and Rules for Strata Plan BCS 1882, Uno. Any owners who do not have a copy of the Bylaws and Rules should request a copy from the Property Manager, Teresa Gough (tgough@crosbypm.com). Owners are also reminded that it is the owners' responsibility to ensure any tenants have a copy of the current Bylaw and Rules.

Council wishes to remind owners that ignorance is not an excuse.

9. Dead Trees

The City of Vancouver were informed of the dead trees along Prince Edward, the dead flowers on the boulevard of both Prince Edward and East 11th, as well as the overgrown branches on East 11th. The City will schedule a crew to attend to these issues but they could not give a time frame as to when it would occur.

There being no further business, the meeting was adjourned at 9:20 p.m.

Teresa Gough
Property Manager
CROSBY PROPERTY MANAGEMENT LTD.
General Office # (604) 683-8900 (24 Hours)
www.crosbypm.com

Please keep a copy of these minutes for future reference. They will be required at the time of sale and a charge, as per the Strata Property Act, will be assessed for replacement copies.

**MINUTES
OF THE COUNCIL MEETING
THE OWNERS STRATA PLAN BCS 1882
UNO**

Held on Tuesday, June 16, 2009 at 6:30 p.m.
Within The Amenity Room
328 East 11th Avenue, Vancouver, B.C.

COUNCIL IN ATTENDANCE:	Marilyn Gardner	President
	Jason Kurtz	Treasurer
	Mark Lavitt	Secretary
	Marc Soehngen	Vice President
	Joelle Ciona	
REGRETS:	Doug Ramsay	Commercial Section Representative
	Craig Armour	
GUEST:	Michaela Lucas	Suite #402
PROPERTY MANAGER:	Teresa Gough	Crosby Property Management Ltd

The meeting was called to order at 6:35 p.m. by the Property Manager, Teresa Gough. A quorum was achieved and the meeting proceeded.

GUEST BUSINESS

The owner of #402 brought to council's attention concerns regarding cigar smoke from a neighbouring unit entering her suite. The owner prepared a detailed presentation and requested that council demand that the cigar smoking owner schedule specific times of day to smoke and notify them of those times. The owner cited several health concerns and noted that they feel the owners smoking of cigars should be considered a "nuisance" and/or a "hazard" under the strata corporation bylaws.

Council thanked the owner of #402 for her time and she departed at 6:55pm.

APPROVAL OF COUNCIL MEETING MINUTES

It was moved/seconded to approve the Minutes of the Council Meeting held April 14, 2009 as circulated. CARRIED.

APPROVAL OF FINANCIAL STATEMENTS

It was moved/seconded to approve the April 2009 financial statements. CARRIED.

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.

REPORT ON LITIGATION

To the best of our knowledge there is no litigation to report. The Strata Property Act requires that all owners be notified as soon as possible of any legal action that the Strata Corporation is part of.

BUSINESS ARISING FROM PREVIOUS MINUTES

1. **Roofing Report**

Marine Roofing performed a roof inspection of Uno and made several suggestions for some minor roofing maintenance items. Council has approved Marine Roofing to proceed with with these maintenance items at a cost of \$2,750 plus GST.

2. **Landscaping Contract**

Council reviewed several quotes from landscaping companies for regular maintenance of the landscaped areas around the Uno. Council decided to defer a decision on retaining a new landscaping firm until the matter can be discussed with the owners and sufficient funding raised as part of the 2009/2010 fiscal year budget. It is council's intention to increase the landscaping line item so that a new landscaping firm can be retained.

In general, council agreed that it would be prudent to allow decisions about the landscaping plan around the building to be guided by the advice of professionals. It is council's hope that in consultation with Great Canadian Landscaping or any new firm that suggestions from residents can be evaluated and implemented if appropriate.

3. **Pigeon Prevention**

A quote was reviewed from Care Pest and Wildlife Control to install spikes on top of the lights outside the social room to deter pigeons. Council approved Care Pest and Wildlife Control to proceed with this method at a cost of \$545 plus GST.

4. **Telus Proposal**

Council reviewed and declined a proposal from Telus to install communication devices on the roof of the building.

5. **Make-up Air Unit**

Council reviewed a quote from Latham's to do some repairs to the burners and burner tray of the make-up air unit. Council has requested the Property Manager to obtain additional quotes for this work.

CORRESPONDENCE

1. An owner contacted Council about an ongoing issue with cigar smoke coming into their window from a neighbours cigar smoke. This item was also the subject of a presentation at the beginning of the meeting.

Council wishes to remind owners to please be respectful of their neighbours when smoking. They agreed that every attempt should be made by the neighbours to reach some sort of mutually agreeable compromise, however council does not believe that at this time there has been a breach of the building bylaws necessitating any punitive action on the strata corporation's behalf.

2. Grass issues: an owner contacted Council about the grass around the building that is being killed by pets urinating on the grass. Council requests owners be responsible with their pets. Council is reviewing the grass condition, as well as, alternate ideas to improve the overall look in the front and sides of the building.
3. An owner presented Council with some write ups regarding workshops for Strata's wishing to improve their environmental footprint. This item will be discussed further with the owners at the AGM.
4. An owner requested a waive in their move in fee due to the fact that they were moving into a town home rather than an apartment and would not be using the elevator. Council wishes to remind owners that the move in/out fee applies all owners regardless of where the move in/out is taking place. The fee goes to cover any damages or extra garbage that is left behind from moves and is not specific to the apartments; it applies to all owners in the complex.
5. An owner requested permission from the Strata Council to install blinds with a higher opacity rating. Council wishes to advise all owners that nothing may be done to the windows if it will change the appearance from the outside of the building per Bylaw 2.5 and Bylaw 7.1.

Obtain approval before altering a strata lot

2.5 *An owner, tenant or occupant must obtain the written approval of the strata corporation before making an alteration to a strata lot that involves any of the following:*

- (3) *An owner must not do, or permit any occupant of his or her strata lot or any tenant, employee, agent, invitee, guest or visitor of the owner or occupant to do, any act, nor alter, or permit any occupant of his or her strata lot or any tenant, employee, agent, invitee, guest or visitor of the owner or occupant to alter, his or her strata lot, in any manner, which in the opinion of the council will alter the exterior appearance of the building.*

Use of property

7.1 *An owner of a residential strata lot will not:*

- (8) *install, or permit any occupant of his or her strata lot or any guest, employee, agent or invitee of the owner or occupant to install, any window coverings, visible from the exterior of his or her strata lot which are different in size or colour from those of the original building specifications;*
6. An owner informed Council of an issue occurring on their balcony where water from the suite above is often coming down onto their patio when plants are being watered. The property manager has written to the owner of the suite in question regarding their allowing of water to spill on to balconies below, and no response has been received. Accordingly, council agreed to issue a \$50 fine to the suite in question.

Owners are reminded by Council to ensure that nothing comes off their balconies onto balconies below as per Bylaw 7.1.4:

- (4) *shake, or permit any occupant of his or her strata lot or any guest, employee, agent or invitee of the owner or occupant to shake, any mops or dusters of any kind, nor throw, or permit any occupant of his or her strata lot or any guest, employee, agent or invitee of the owner or occupant to throw, any refuse, out of the windows or doors or from the patio, balcony, terrace or roof terrace of a strata lot;*
7. Several owners have complained to Council about the motorcycles and scooters that are currently parked in the parking garage in non-assigned parking spots. Owners should be aware that any vehicles parked in the parking garage must be parked in an allocated parking stall. Council requested that the property manager write to the owners of motorcycles currently parked outside of designated areas requesting that they be moved.
8. An owner requested permission to rent out their suite during the period of the 2010 Olympics. Council will be reviewing at the next Council meeting various items associated with Olympic rentals, such as security, noise, parking and insurance. All owners are reminded that any rentals of their suite must be in compliance with Bylaw 7.7.

Rentals

- (1) *Before a tenant may move into any strata lot, the owner will deliver or cause to be delivered to the strata corporation a "Form K - Notice of Tenant's Responsibilities" in the form set out in the Act, signed by the tenant.*
- (2) *An owner will advise the council in writing of the time and date that any tenant intends to move in or out of the strata lot, at least seven (7) days in advance and will make arrangements with the manager of the building to co-ordinate any such move in accordance with bylaw 7.6.*
9. Council reviewed and declined a request from an owner to relocate several cedar trees from their front patio to an adjacent common property plant bed. Council agreed to address the owners concern regarding the failing health of a tree next to that plant bed, but believes that planting of more cedars in the area would not be prudent. It was agreed to consult with the landscaper for their advice on this matter and that it may be reconsidered at a later date depending on that advice.

NEW BUSINESS

1. Fire-Pro Report
Council reviewed the report from Fire-Pro regarding the annual fire inspection. There are several suites that have some deficiencies that need to be repaired, and there are several suites that Fire-Pro could not gain access to. All of these owners will be contacted by mail and advised on the date when Fire-Pro will return. These owners are responsible to allow access to their suites on the scheduled date or they will be responsible for paying for Fire-Pro to return to complete the inspection.
2. Garbage Room and Cardboard Removal
Council has authorized Canadian Waste to increase the cardboard removal by two more times a month at a cost of \$120 plus GST per month. Council reminds owners to please be respectful when disposing of garbage and recycling.

**Minutes of the Council Meeting
The Owners Strata Plan BCS 1882
Held on June 16, 2009**

3. Side Entrance Gate

A quote from The Door Express was reviewed to repair the entrance gate to the courtyard on the east side of the property. Council has approved The Door Express fixing the gate at a cost of \$560.95 plus GST.

4. Fitness Room

Council wishes to thank everyone for their input about the equipment in the fitness room. Council is still reviewing this input and working on the many suggestions. A new free weight rack and additional weights are in the process of being purchased and should be ready to use in the fitness room soon.

There being no further business, the meeting was adjourned at 9:25 p.m.

Teresa Gough
Property Manager
CROSBY PROPERTY MANAGEMENT LTD.
General Office # (604) 683-8900 (24 Hours)
www.crosbypm.com

Please keep a copy of these minutes for future reference. They will be required at the time of sale and a charge, as per the Strata Property Act, will be assessed for replacement copies.

**MINUTES
OF THE COUNCIL MEETING
THE OWNERS STRATA PLAN BCS 1882
UNO**

Held on Tuesday, April 14, 2009 at 6:30 p.m.
Within The Amenity Room
328 East 11th Avenue, Vancouver, B.C.

COUNCIL IN ATTENDANCE:	Marilyn Stecko	President
	Jason Kurtz	Treasurer
	Mark Lavitt	Secretary
	Marc Soehngen	Vice President
	Doug Ramsay	Commercial Section Representative
	Joelle Ciona	
	Craig Armour	

PROPERTY MANAGER:	Teresa Gough	Crosby Property Management Ltd
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The meeting was called to order at 6:40 p.m. by the Property Manager, Teresa Gough. A quorum was achieved and the meeting proceeded.

APPROVAL OF COUNCIL MEETING MINUTES

It was moved/seconded to approve the Minutes of the Council Meeting held March 25, 2009 as circulated. CARRIED.

APPROVAL OF FINANCIAL STATEMENTS

It was moved/seconded to approve the March 2009 financial statements. CARRIED.

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.

REPORT ON LITIGATION

To the best of our knowledge there is no litigation to report. The Strata Property Act requires that all owners be notified as soon as possible of any legal action that the Strata Corporation is part of.

BUSINESS ARISING FROM PREVIOUS MINUTES

1. Directives

Some of the highlights being:

- A notice will be put up in the gym about keeping the thermostat at 68°

Minutes of the Council Meeting
The Owners Strata Plan BCS 1882
Held on Tuesday, April 14, 2009

- The commercial section is still reviewing security for the parking lot

2. Domestic Hot Water Tank

The Property Manager reported that the domestic hot water tank replacement is complete.

3. Weather Stripping

It has been noticed that the hallway door of at least one suite is missing the white weather stripping that should have been installed by the developer. If an owner wishes to install or replace their weather stripping, the individual owner is responsible for the cost of doing so and the owner should contact a handyman directly to replace the weather stripping. Please note that any weather stripping installed by an owner must match the existing weather stripping on other doors in the complex.

4. Carbon Monoxide Monitor

The Property Manager presented Council with several quotes to replace the carbon monoxide monitor in the parking garage. It was moved/seconded and Carried to have the gas monitor replaced by Global Gas Detection Inc. at a total cost of \$790.00 plus GST.

5. Commercial Parking Security

Council has decided that the outer parking garage gate will now be left open during the day hours to reduce wear and tear on the motor and further investigation will be done into security measures for the commercial parking spaces. The outer door will be open between 7:00 am to 7:00 pm - Monday to Friday and 8:00 am to 7:00 pm - Saturday and Sunday.

6. Enterphone Software Support

The Property Manager to obtain quotes from security companies in terms of remote terminal enterphone set up and data access.

- 6.1 Council has been given a quote by CIS to maintain software, provide telephone support and remote MAC's (Moves, Adds and Changes) at 1200 per annum. Council will request additional quotes be provided to include hardware support on all CIS supplied gear. Action Crosby/CIS

6.2 CIS Guard Response

CIS have offered a guard response service at 120.00 per annum for response to the building when Council members are not present, this would include the panic alarms on P1, P2, and P3.

7. Landscaping

Council asked the Property Manager to provide them with some quotes from other landscaping companies for the annual landscape contract.

CORRESPONDENCE

Minutes of the Council Meeting
The Owners Strata Plan BCS 1882
Held on Tuesday, April 14, 2009

An owner has expressed some concerns about a neighbour smoking within their suite. Council would like to remind owners that per the Annual General Meeting held on October 28, 2008 the resolution to ban smoking on common and limited common property was voted down. Council is urging these two owners to come to a neighbourly agreement on their own.

NEW BUSINESS

1. Home Renovation Tax Credit

The Home Renovation Tax Credit was discussed with Council. This item will be revisited later in the year to determine how much money the individual owners may be entitled to put towards the Home Renovation Tax Credit.

2. Hallway Painting

Council requested the Property Manager to get some quotes on painting of the inner hallways of the building.

3. Door Replacement

The Property Manager to obtain some more quotes on replacing a door that is failing at the hinges.

4. Dirty Overhangs

Council requested the Property Manager to obtain some quotes for the cleaning of the overhang above the first floor of some of the townhomes on East 11th and the overhangs over the Commercial Section on Kingsway.

5. Bird Droppings

Council noted there are issues with pigeons landing on the lights outside the amenity room. The Property Manager will provide some quotes from various companies to determine how to prevent birds from landing on these lights.

6. Courtyard Gate

It was noted that the gate to the courtyard on the southeast corner of the property has a damaged spring. The Property Manager will hire a door company to fix the spring.

7. Bike Racks

A Council member presented quotes for installing a bike rack in the front of the building. It was moved/seconded and approved to have Advantage Bike Racks and Lockers install a grey bike rack at a cost of \$550.00 plus GST.

Minutes of the Council Meeting
The Owners Strata Plan BCS 1882
Held on Tuesday, April 14, 2009

There being no further business, the meeting was adjourned at 8:40 p.m. The next meeting will be held Tuesday, June 16, 2009.

Teresa Gough, Property Manager
CROSBY PROPERTY MANAGEMENT LTD.
General Office # (604) 683-8900 (24 Hours), www.crosbypm.com

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**MINUTES
OF THE COUNCIL MEETING
THE OWNERS STRATA PLAN BCS 1882
UNO**

Held on Wednesday, March 25, 2009 at 6:30 p.m.
Within The Amenity Room
328 East 11th Avenue, Vancouver, B.C.

COUNCIL IN ATTENDANCE:	Marilyn Stecko	Vice President
	Jason Kurtz	Treasurer
	Mark Lavitt	Secretary
	Marc Soehngen	
	Bev Holmes	Commercial Section Representative
REGRETS:	Joelle Ciona	
SENIOR PROPERTY MANAGER:	Jason Black	Crosby Property Management Ltd.
PROPERTY MANAGER:	Teresa Gough	Crosby Property Management Ltd

The meeting was called to order at 6:39 p.m., by the Property Manager, Teresa Gough. A quorum was achieved and the meeting proceeded.

COUNCIL EXECUTIVE

Cameron Barker-Fyfe, the Council President has resigned from Strata Council and the Strata Corporation thanks him for his past services.

A new member of Council was added. It was moved/seconded to add Craig Armour as a council member.
CARRIED.

The Council Executive positions have been adjusted as follows:

Marilyn Stecko	President
Marc Soehngen	Vice President
Jason Kurtz	Treasurer
Mark Lavitt	Secretary

GUEST BUSINESS

Chris O'Donahue from Great Canadian Landscaping was present at the beginning of the meeting to discuss the snow removal contract. A write up on the company and the contract was provided to Council for review.

APPROVAL OF COUNCIL MEETING MINUTES

It was moved/seconded to approve the Minutes of the Council Meeting held February 17, 2009 as circulated.
CARRIED.

APPROVAL OF FINANCIAL STATEMENTS

It was moved/seconded to approve the January and February 2009 financial statements. CARRIED.

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.

REPORT ON LITIGATION

To the best of our knowledge there is no litigation to report. The Strata Property Act requires that all owners be notified as soon as possible of any legal action that the Strata Corporation is part of.

BUSINESS ARISING FROM PREVIOUS MINUTES

1. Directives

All directives were reviewed from the February 17, 2009 with the highlights being:

1. A quotation with respect to Lexan/fiberglass installation to the fences in the SE corner of Uno, located nearest to the Biltmore Hotel was submitted to Council. Property Manager to contact effected suite to determine if installation is still necessary.
2. Annual window cleaning will be scheduled once dryer vent cleaning has been completed. All Star Windows will complete this work.
3. Annual Fire Inspection will take place mid to late April. Special notices will go out to owners in advance and be posted on site. Fire Pro to coordinate with Council a "Fire Panel 101".
4. Marine Roofing was asked to review roof condition on the top of the highrise and also on top of the city homes. In addition, were asked to inspect and lift the floor patio pavers for the units located on the 9th floor, to ensure that proper drainage is occurring; and to inspect the decks on the 11th floor.

2. Domestic Water heater

The Property Manager provided Council with 3 quotes to replace a water heater for the domestic hot water system. Council reviewed the quote and authorized the replacement of the tank for a cost of \$7,995 + GST.

Council also decided to purchase the two year extended warranty at a cost of \$610.00 as well as to replace the motor pulley, pull and clean the burners at a cost of \$895.00. The total cost being \$1,505.00.

Council requested that these costs be charged to the CRF fund as it is a repair occurring less than once a year. It was moved/seconded. CARRIED.

3. Building Mechanical

Council reviewed the responses from Latham's Mechanical with respect to the faulty gas monitor in parking stall #35. Latham's advised Council that the gauges on the pressure reducing valves are required on the system so pressure can be recorded and the valves can be properly set up.

It was also noted if the valve is leaking and does not reset then the valve must be replaced as per code requirements.

Council decided to repair, replace and reinstall the faulty gas monitor at a total cost of \$915 plus GST.

4. Fire and Security

The Property Manager reported that the 8th floor faulty temper switch and the back flow preventer in the P1 parkade were repaired by Fire Pro at a cost of \$882.00 plus GST.

5. Power Washing

It was confirmed that the power washing of the parkade and outdoor common areas were completed by Five Star Operations for a total cost of \$4,486.00 + GST.

6. Carpet Cleaning

Coit Carpet Cleaning is scheduled to clean the common area carpets on March 31, 2009 for a total cost of \$642.00 + GST.

7. Dryer Duct Cleaning

The Property Manager presented two quotes to council. Council has approved PowerVac completing the dryer duct cleaning for a cost of \$5,495.00 plus GST. The Property Manager will schedule cleaning to take place in April.

8. Annual Window Washing

The annual cleaning of the windows will be scheduled after the dryer duct cleaning towards the end of April. Notices will be posted to inform owners of the date.

9. Annual Fire Inspection

The annual fire inspection with Fire Pro has been booked. Notification will be distributed to owners with the scheduled dates and times. The total cost is \$3,636.00 plus GST.

CORRESPONDENCE

To better expedite acknowledgements and replies to residents' queries, residents/owners are requested to submit their queries directly to the Property Manager.

Residents may fax and/or mail their concerns directly to the Property Manager. This will ensure that the Property Manager can respond quickly to concerns that may require immediate attention.

All correspondence is forwarded to the Strata Council for review/consideration and action as deemed necessary by the Council.

Residents are welcome to phone, fax or mail all correspondence directly to:

**Teresa Gough, c/o Crosby Property Management Ltd.,
Suite 600 – 777 Hornby Street
Vancouver, BC V6Z 1S4
Fax (604) 689-4829/Phone (604) 683-8900**

Reminder: Residents who are calling the Property Manager; please be sure that you leave your name and return telephone number clearly. **State the name of your building, “Uno” and “Strata Plan #BCS 1882” for reference.**

Correspondence sent from an owner referring to the alleged party noises and musical instruments being played. The owner apologized for any inconvenience this has caused and ensures that this type of infraction will not occur in the future. Council was appreciative of the acknowledgement and thankful that the behaviour will not happen again.

Correspondence sent to an owner regarding an oil leak in a parking stall. It was noted by Council that this oil stain has been cleaned with thanks.

A letter sent to an owner regarding bicycles being stored on the balcony. The owner was reminded of the Bylaw number that states bicycles must be stored in the bicycle room. The bikes were promptly removed with thanks.

Correspondence sent to an owner regarding continual noise complaints involving several incidents of loud music. The owner did not respond to the correspondence and council has directed the Property Manager to fine accordingly under Section 135 of the Strata Property Act.

Correspondence received from an owner with reference to the erratic use of the fob system and the use of common rooms. The letter was reviewed by Council and they are satisfied with the owner's response and they consider the matter closed.

Correspondence sent to various owners regarding items left in parking stalls. Most items have now been removed. Council thanks the owners. One owner requested permission to leave a worm composter in the parking stall. Council denied this request and is asking the owner to remove the composter at their earliest convenience.

Correspondence was received from an owner stating that the carpet on his floor is being made excessively dirty by an owner's activity just outside their front door. The Property Manager will send a letter to the owner requesting that better practices be used by the door so the carpet will not get dirty.

NEW BUSINESS

1. **Parkade Security (panic alarm monitoring)**

Council is reviewing the 3 panic buttons located in P1, P2 and P3. Further discussions will take place in regards to activating these buttons to a security call station. Estimates for security guard response will be investigated.

2. Locking of Stairwell Doors

An owner requested Council to review locking of the fire stairwell doors from the inside. Council will review the request of an owner to install locks on all the doors on the inside of the stairwell doors.

3. Novus Contract

As directed by Council the Novus Entertainment Inc. contract has been executed. Owners and residents will soon have another choice for cable/phone/internet services.

4. Insurance Claim

Council was informed that a \$5,000 insurance deductible has been charged back to an owner regarding a leak in the suite that was determined to be the owner's responsibility.

5. Carbon Monoxide Monitor

The Property Manager provided council with a quote from Latham's to repair/replace the carbon monoxide monitor in stall #35 at a cost of \$1,050 + GST. Council has requested the Property Manager get two additional quotes and the Property Manager will forward a summary to Council.

6. Fitness Equipment

Council is currently reviewing the request from owners and residents as to fitness equipment requested in the fitness room.

Examples: TV with cable or DVD player
 Weights (20 lb, 25 lb, 35 lb – free weights and dumbbells
 Rowing machine
 Clock with second hand
 Bosu ball
 Elliptical trainer

7. Visitor Parking Gate Security

Due to several recent break-ins to vehicles in the visitor parking area, council has decided to keep the visitor parking gate closed while they review alternate security measures. The Property Manager along with the commercial section representative, will obtain quotes and suggestions for Council's review.

8. Fitness Room Thermostat

Council has been made aware that often thermostats in the gym are left on at a very high temperature, with the windows open. Council has requested the Property Manager place a notice in the fitness room reminding owners that if the thermostat is turned up, it should be turned down when vacating the gym.

Minutes of the Council Meeting
The Owners Strata Plan BCS 1882
Held on March 25, 2009

There being no further business, the meeting was adjourned at 9:15 p.m. The next meeting will be held (tentatively) on April 14, 2009 at 6:30 p.m.

Teresa Gough
Property Manager
CROSBY PROPERTY MANAGEMENT LTD.
General Office # (604) 683-8900 (24 Hours)
www.crosbypm.com

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**MINUTES
OF THE COUNCIL MEETING
THE OWNERS STRATA PLAN BCS 1882
UNO**

Held on February 17, 2009 at 6:30p.m.
Within The Amenity Room

COUNCIL IN ATTENDANCE:	Cameron Barker-Fyfe	President
	Marilyn Stecko	Vice President
	Jason Kurtz	Treasurer
	Mark Lavitt	Secretary
	Joelle Ciona	
	Marc Soehngen	
REGRETS:	Doug Ramsay	Commercial Section Representative
SENIOR PROPERTY MANAGER:	Jason Black	Crosby Property Management Ltd.

The meeting was called to order at 6:30 p.m., a quorum was achieved and the meeting proceeded.

APPROVAL OF COUNCIL MEETING MINUTES

It was moved/seconded to approve the Minutes of the Council Meeting held November 13, 2008, as circulated. CARRIED.

APPROVAL OF FINANCIAL STATEMENTS

It was moved/seconded to approve the October, November and December 2008 financial statements. CARRIED.

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.

REPORT ON LITIGATION

To the best of our knowledge there is no litigation to report. The Strata Property Act requires that all owners be notified as soon as possible of any legal action that the Strata Corporation is part of.

Minutes of the Council Meeting
The Owners Strata Plan BCS 1882
Held on February 17, 2009

BUSINESS ARISING FROM PREVIOUS MINUTES

1. **Review of Directives**

All directives were reviewed from the November 13, 2008 meeting with some highlights being:

Contact InterCorp Developments Ltd. regarding outstanding deficiencies. (Still finishing up with the deficiencies. Painting and traffic coating to be completed in Spring. Caulking, flashing, and all other deficiencies within the RDH report).	WIP	
Contact Fire Pro Services regarding the fire extinguisher that went missing in the P1 commercial loading bay.		COMPLETED
Contact Cobra (CIS) and update after hours contact list and provide Council with access numbers and books for future reference.		COMPLETED
Contact Accurate Doors and Glass to repair the courtyard door to the second floor entrance.		COMPLETED
Contact three reputable trades to quote on the exterior courtyard door along Prince Edward Street that was broken (broken plexi-glass). (Gate repaired by CDM.)		COMPLETED
Contact Commercial Lighting regarding the garbage room sensor.		COMPLETED
COUNCIL DIRECTIVES	WIP	COMPLETED
Council Member to contact a reputable tile company to quote on the main lobby tile and future P1 and P2 common area lobbies. In addition a quote from a painting company.	WIP	
Forward Council reputable bike rack companies for the addition of additional bike rack outside the main entrance. (Council to decide where and what type)	WIP	

BUSINESS ARISING FROM PREVIOUS MINUTES – continued

2. Quarterly Cleaning of Lobby Tiles

The Strata Council discussed the main entrance lobby floors and agreed that tile and grout cleaning needs to be attended to on a more frequent basis. Therefore, it was agreed to advise Five Star Cleaning to have these floors attended to on a quarterly basis. Moved, Seconded. Carried.

3. Building Mechanical

A quotation was received from Lathams Mechanical with respect to a faulty gas monitor located in the parkade that is in need of repair, a recommendation to install 4 liquid filled pressure gauges to 4 pressure reducing valves servicing the domestic cold and hot water system and a recommendation to replace a pressure relief valve for the domestic hot water heater.

The Strata Council reviewed the report and has authorized the replacement of the faulty gas monitor.

The Strata Council has asked the Property Manager to obtain clarification from Lathams if the pressure gauges are required to operate the system or an aid to them for their preventive maintenance service.

Intracorp has stated that the pressure relief valve does sometimes emit water as this is the purpose of this device and part of the reason the drip pan located under the hot water tank which will collect and drain any residual water as a result of this water relief. These questions will be forwarded to Lathams for further clarification. Moved, Seconded. Carried.

Water Heater

Lathams Mechanical reported a water heater for the domestic hot water system is leaking, no longer under warranty and should be replaced. The cost to replace this tank is \$7,995.00 + GST. The Strata Council directed the Property Manager to obtain two additional quotes similar to the one provided by Lathams from Ashton Mechanical and Trotter and Morton. In addition to this, it was noted by Lathams that the motor pulley is worn in the make up unit and should be replaced as well as the burners cleaned. (\$895.00 +GST). These items will be tendered to the above noted trades. Once the quotes have been received, they will be circulated to Council for immediate follow up. Moved, seconded. Carried.

4. Fire and Security

A report and quotation from Fire Pro Fire Protection was received with respect to a faulty tamper switch (\$552.00 + GST) located on the 8th floor as well as a failed backflow preventer (\$330.00 + GST). The Strata Council authorised the repair for these two items. Moved, seconded. Carried.

**Minutes of the Council Meeting
The Owners Strata Plan BCS 1882
Held on February 17, 2009**

CORRESPONDENCE

To better expedite acknowledgements and replies to residents' queries, residents/owners are requested to submit their queries directly to the Property Manager. Residents may fax and/or mail their concerns directly to the Property Manager. This will ensure that the Property Manager can respond quickly to concerns that may require immediate attention. All correspondence is forwarded to the Strata Council for review/consideration and action as deemed necessary by the Council.

Residents are welcome to phone, fax or mail all correspondence directly to:

**Jason Black, c/o Crosby Property Management Ltd.,
Suite 600 – 777 Hornby Street
Vancouver, BC V6Z 1S4
Fax (604) 689-4829/Phone (604) 683-8900**

Reminder: Residents who are calling the Property Manager; please be sure that you leave your name and return telephone number clearly. **State the name of your building, “Uno” and “Strata Plan #BCS 1882” for reference.**

The Property Manager then introduced correspondence received and/or sent by the Strata Corporation with the highlights being:

Uno:

- Correspondence was received from an owner advising that a bicycle was stolen from the bicycle storage room. The owner advised that they have spoken to the police, obtained a police file number and have opened an insurance claim with their insurer.
- Correspondence from an owner regarding party noises and musical instruments being played at 2:30 a.m. The Strata Council has sent a letter to the unit in question requesting a response to the allegation.
- Correspondence sent to an owner with respect to a vehicle that has been leaking oil in parking stall 100. The Strata has advised the Property Manager to inform the owner to repair the car and provide a paid invoice stating that the vehicle has been repaired or face immediate towing of the vehicle.
- Correspondence sent from an owner with respect to cigar smoke from a neighbouring suite. The Strata Council has asked the Property Manager to speak with the smoker and ask them to assist in providing assistance to mitigate the concerns.
- Correspondence to an owner regarding continual noise complaints involving several incidents of loud music. Council reviewed the noise complaints and has directed the Property Manager to fine accordingly under section 135 of the *Strata Property Act*.

Minutes of the Council Meeting
The Owners Strata Plan BCS 1882
Held on February 17, 2009

CORRESPONDENCE - continued

- A charge back to an owner for the repair associated with a window hinge that is the responsibility of the owner of the Strata Lot.
- Correspondence sent to an owner with respect to alleged reports from residents about the guest of a tenant and their actions, erratic use of the fob access system and use of common areas at UNO. The Strata Council has asked for a written response back from the owner of the strata lot and The Strata Council will continue to investigate the matter, until a resolution has been reached.
- Correspondence from an owner requesting assistance from the Strata Council with regards to customers of the Biltmore using the fences of UNO to lock their bicycles to during various events. The Biltmore has recently installed bicycle racks in front of the hotel on Prince Edward Street. In addition the Strata Council has requested a quotation for the instillation of lexan or similar material that will deter people from locking their bicycles on these fences.
- Correspondence from an owner requesting clarification on why Townhouse owners and inner courtyard owners must pay a moving charge. This matter was considered when the bylaw was presented to the owners at the Annual General Meeting where the resolution was approved and the explanation was the collection of this fee accounts for wear and tear on all areas of the common property and not just the high-rise. In addition, these funds assist with the additional garbage costs and left over furniture that sometimes is a result of people moving into and out of the building.
- Correspondence from an owner requesting a matt to be added to the inner courtyard area outside of the amenity room area and a addition of a clock with a second hand for the fitness room. Council approved these items.

NEW BUSINESS

1) Fitness Equipment.

The Strata Council is continuing to review residents input regarding additional gym equipment. The Council representative will circulate the results from the form posted by the Strata Council and the items will be prioritised and implement at their discretion.

2) Power Washing of Parkade and Courtyard

The Annual Power Washing of the parkade and courtyard will be completed by Five Star Maintenance in the month of March. This includes the pressure washing of the outside courtyard concrete wall. A notice will be posted in advance of the power washing so owners can arrange for their vehicles can be relocated.

Minutes of the Council Meeting
The Owners Strata Plan BCS 1882
Held on February 17, 2009

NEW BUSINESS – continued

3) Semi Annual Carpet Cleaning

Upon completion of the parkade pressure washing, the common area carpets for the building will be completed.

4) Annual Dryer Duct Cleaning

Although the cleaning of the ducts are necessary, owners also have a responsibility to clean and maintain the lint filter within their dryer units. Lint filters should be cleaned after each drying cycle to avoid clogging of the filters. Should an owner be found negligent with respect to regular cleaning of their filter, whereby causing moisture to seep into the walls and/or cause damage to the building envelope, the owner may find themselves paying for damages caused by dryer vent moisture.

The Strata Corporation will tender for quotes in regards to dryer duct cleaning. The Strata Council will review and approve at the next meeting.

5) Annual Window Washing

Annual Window Washing will commence shortly after the annual dryer duct cleaning. All Star Window Washing will be completing the work. Council will ensure that the Juliette balconies will be included in this cost. A notice of reminder will be posted prior to window cleaning.

6) Annual Fire Inspection

The Annual Fire Inspection will be booked in the month of April and a special notice will go out to all owners and residents reminding them that they will need to provide access to their suites. This inspection is mandatory.

7) Snow Removal Contract

The Strata Council requested that the snow removal contract and areas of responsibility with the Landscaping Company be reviewed for the next year. The Property Manager will obtain a copy of the contract and provide this information to the Strata Council at the next meeting along with a revised proposal.

8) Block Watch

Uno is now officially a block watch community; any suspicious activity should be reported to the Vancouver Police Department.

NEW BUSINESS - continued

Minutes of the Council Meeting
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Held on February 17, 2009

There may be times when you see or hear something in your neighbourhood that seems suspicious. Do not hesitate. Call 911 immediately. Do not call the non-emergency number. Do not call a friend or a neighbour. Do not call the Block Watch Captain. Do not assume that someone else has called 911.

Explain to the 911 call taker the circumstances of the incident. Remain calm and give the 911 call taker all the information that they ask for. Review the Suspect and Vehicle Description information for details.

Examples of When to Call 911

- Unfamiliar persons loitering in your neighbourhood (walking, running or riding a bike)
- Unfamiliar persons going from door to door (front or back doors)
- Unfamiliar persons ringing door bells
- Unfamiliar persons running through yards
- Unfamiliar persons looking into parked vehicles
- Unfamiliar persons sitting in parked vehicles
- Unfamiliar vehicles circling the block
- Unfamiliar persons carrying property or large bags around your neighbourhood
- Unusual noises including screaming and breaking glass
- Any activity that seems unusual for your neighbourhood during the day or the night

Examples of When to Call The Non- Emergency Number (604) 717-3321

- Reporting a crime with no suspect (e.g. theft of license plate)
- Reporting a non-emergency crime with suspect, but suspect is not on the scene (e.g. fraud)
- Reporting a serious crime with suspect, but with a lengthy delay (e.g. assault that occurred last night at a bar)
- Non-emergency incidents in-progress (e.g. noisy party, barking dog)
- On going crime issues, not in-progress (e.g. graffiti problems, or ongoing drug dealing with the suspect not on the scene.)
- A suspicious circumstance that may indicate an on-going criminal activity (e.g. marijuana grow operation.)

9) Emergency Contact Information

For after hour building emergencies in the building, please contact Crosby Property Management at (604) 683-8900.

NEW BUSINESS - continued

Minutes of the Council Meeting
The Owners Strata Plan BCS 1882
Held on February 17, 2009

10) Amenity Room Reminder

Please do not light candles, incense, birthday candles or sparklers in the amenity room. This will set off the fire alarm for the building, and cause much inconvenience to owners.

Drinking and Smoking outside the Amenity Room or anywhere in the courtyard area or Common Property is strictly prohibited at all times. **Smoking of any sorts must be take place off the property. (Preferably behind the Biltmore Hotel).**

COUNCIL PRESIDENT RESIGNATION

Cameron Barker-Fyfe tendered his resignation on Council due to personal commitments. Cameron has been an instrumental Member of Council since the inception of the Strata Corporation.

On behalf of the Owners, the Council thanks Cameron for his balanced perspective on strata issues and for providing leadership to council throughout the years.

There being no further business, the meeting was adjourned at 8:10 p.m. The next meeting will be tentatively held on **March 25, 2009 at 6:30 p.m.**

Jason Black
Senior Property Manager
CROSBY PROPERTY MANAGEMENT LTD.
General Office # (604) 683-8900 (24 Hours)
www.crosbypm.com

JB/sc

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**MINUTES
OF THE COUNCIL MEETING
THE OWNERS STRATA PLAN BCS 1882
UNO**

Held on November 13, 2008 at 6:30p.m.
Within The Amenity Room

COUNCIL IN ATTENDANCE:	Cameron Barker-Fyfe	President
	Marilyn Stecko	Vice President
	Jason Kurtz	Treasurer
	Mark Lavitt	Secretary
	Joelle Ciona	
	Mark Soehngen	
REGRETS:	Doug Ramsay	Commercial Section Representative
PROPERTY MANAGER:	Dan Craig	Crosby Property Management Ltd.

The meeting was called to order at 6:40 p.m., a quorum was achieved and the meeting proceeded.

At this time, the first scheduled meeting of the newly elected Council, the following appointments were agreed upon:

Cameron Barker-Fyfe	President
Marilyn Stecko	Vice President
Jason Kurtz	Treasurer
Mark Lavitt	Secretary

The Property Manager provided a brief summary of protocol procedures for the newly elected Council noting that an introductory package providing similar information will be mailed out shortly if not already received to all the Council members.

APPROVAL OF COUNCIL MEETING MINUTES

It was moved/seconded to approve the Minutes of the Council Meeting held August 5, 2008, as circulated. CARRIED.

APPROVAL OF FINANCIAL STATEMENTS

It was moved/seconded to approve the August/September 2008 financial statements. CARRIED.

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.

Minutes of the Council Meeting
The Owners Strata Plan BCS 1882
Held on November 13, 2008

REPORT ON LITIGATION

To the best of our knowledge there is no litigation to report. The Strata Property Act requires that all owners be notified as soon as possible of any legal action that the Strata Corporation is part of.

BUSINESS ARISING FROM PREVIOUS MINUTES

1. **Review of Directives**

Council recognized that some directives are ongoing issues that require problem solving and continue to bring closure to these issues.

The Property Manager will continue to bring forward all ongoing issues so that the updates can be given on a regular basis. All directives were reviewed from the August 5, 2008 meeting with some highlights being:

- Follow up with Canadian Door Master regarding the target hardening of the bike rooms located in P1. **Completed.**
- Follow up with Cobra Integrated Systems regarding a revised quotation of the fire exit door located on P1 which leads to the inner courtyard. **Completed.**
- Correspondence to an owner regarding a noise complaint. **Completed.**
- Correspondence to Canadian Door Master and Accurate Glass for quotations needed for hydraulic springs for the courtyard gates. **Completed.**
- Follow up with Rite Handyman for a quotation for various work around the property of Uno. **Completed.**
- Follow up with Fire Pro for the installation of a roof latch on the 11th floor. **Completed.**

2. **Annual Winterization of Dry Sprinkler System**

The dry sprinkler system in Uno must be winterized by having all of the low points along the fire sprinkler pipelines drained. Liquids left in the system could freeze and cause cracked or damaged pipes which are expensive and time-consuming to repair. Although winterization of the dry system does not completely eliminate the risk, it will significantly reduce the risk of freezing pipes.

This service will be carried out by Fire Pro Ltd. in the later part of November.

3. **Winter Irrigation Shutdown**

University Sprinklers has conducted the annual winterization of the irrigation systems throughout Uno. **Completed.**

4. **15 Month Common Property Warranty**

Minutes of the Council Meeting
The Owners Strata Plan BCS 1882
Held on November 13, 2008

The Property Manager reported that Intracorp Developments Ltd. ("Intracorp") has been on site several times during the last few weeks addressing outstanding deficiencies/defects which were identified within the RDH report. The Strata Council is awaiting a final report from Intracorp regarding unwarranted items throughout the building.

It was noted that Intracorp was provided with a list of the deficiencies/defects for the common property in accordance with the terms and conditions of the warranty policy provided by Travelers Home Warranty Program.

5. Annual Roof Anchor Inspection

The Property Manager advised Council that the building's roof anchors have been inspected by Atlas Anchors during the month of November. No issues were identified. **Completed.**

6. Elevator # 2

The Property Manager received correspondence and calls last month regarding various noises coming from elevator #2. The Property Manager noted that Thyssen Elevator Krupp attended onsite promptly and fixed the issue.

The Property Manager also noted that several residents have dropped their keys down the elevator shaft recently. Thyssen Elevator Krupp were quick to respond and retrieve the keys for the residents. Residents are reminded that a \$160.00 fee to retrieve your keys will apply should you drop your keys down the elevator shaft.

7. Inner/Outer Overhead Parkade Gates

The Strata Council has had numerous discussions regarding the parkade gates over the course of the past year and a strategy for dealing with the gates for the current year was discussed. In particular, the use of the funds that were approved at the AGM in October of 2008 was considered. The Strata Council will continue to monitor the inner/outer overhead gates and will be meeting with Canadian Door Master onsite, in the near future, to review the various options and to determine future operating procedures.

CORRESPONDENCE

To better expedite acknowledgements and replies to residents' queries, residents/owners are requested to submit their queries directly to the Property Manager. Residents may fax and/or mail their concerns directly to the Property Manager. This will ensure that the Property Manager can respond quickly to concerns that may require immediate attention. All correspondence is forwarded to the Strata Council for review/consideration and action as deemed necessary by the Council.

Residents are welcome to phone, fax or mail all correspondence directly to:
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**Minutes of the Council Meeting
The Owners Strata Plan BCS 1882
Held on November 13, 2008**

**Dan Craig, c/o Crosby Property Management Ltd.,
Suite 600 – 777 Hornby Street
Vancouver, BC V6Z 1S4
Fax (604) 689-4829/Phone (604) 683-8900**

Reminder: Residents who are calling the Property Manager; please be sure that you leave your name and return telephone number clearly. **State the name of your building, “Uno” and “Strata Plan #BCS 1882” for reference.**

The Property Manager then introduced correspondence received and/or sent by the Strata Corporation with the highlights being:

Uno:

- The Strata Council received several letters regarding skateboarders in the underground parkade. The Strata Council would like to advise all residents that skateboarding in the underground parkade is strictly prohibited and any resident found skateboarding will be fined \$200 per incident.
- Correspondence was received from an owner requesting to install 4 water and natural gas lines to their outdoor patio. After careful review of the proposal, the Strata Council directed the Property Manager to notify the owner that their request was denied because the work would require breaching the building's membrane and would jeopardize the building's warranty and several other common area issues.
- Correspondence from an owner regarding noises heard on the 4th floor. The Strata Council would ask all residents on the 4th floor to report any unusual or unidentifiable noises directly to the Property Manager.
- Correspondence from an owner regarding a deficiency on their balcony. The Strata Council would like to report that Intracorp Developments Ltd. has promptly followed up and remedied this deficiency. The deficiency was that the builder had missed caulking the outside of the suite's external windows. The Strata Council asks all owners and residents to inspect their windows and report any deficiencies to the Property Manager.
- Correspondence to an owner notifying them that the residents of the owner's suite were transporting bicycles through the lobby and into their suite. The Strata Council has reviewed the relevant correspondence regarding this incident and has decided not to fine the owner. All residents are reminded that fines of \$200 may be levied against your strata lot should you be observed bringing your bikes through the lobby. Please use the bike lockers located in the underground parkade.
- Correspondence to an owner regarding a noise complaint involving a dog barking in their unit. The resident has decided to move out of the building and the Strata Council has decided not to fine the owner.
- Correspondence to an owner regarding noise complaints involving several incidents of loud music.

Minutes of the Council Meeting
The Owners Strata Plan BCS 1882
Held on November 13, 2008

Council reviewed the noise complaints and has directed the Property Manager to fine accordingly under section 135 of the *Strata Property Act*.

- Correspondence from an owner notifying the Strata Council that the external door that accesses the 2nd floor party room was observed with damage to the door and lock, apparently as a result of an attempted break-in. The door held and the break-in attempt was unsuccessful. However, it was damaged and the Property Manager has notified Action Lock & Security to perform the required repairs.
- Correspondence from an owner notifying the Strata Council that a vehicle was observed driving in and not waiting for the gate to close while the owner was driving into the underground parkade. The Property Manager was directed by the Strata Council to send a letter to the owner notifying them that they have contravened a new rule of Uno and a fine may be levied against their unit.
- The Strata Council was notified by the Property Manager that a unit's exterior window was found to have a break in the glass due to an unknown cause. The Property Manager initiated an insurance claim for the glass break and the exterior window will be repaired promptly by a qualified trade.
- Correspondence from an owner requesting that they not be charged for a move of their furniture, which followed a month after they have moved into Uno. After a brief discussion, the Strata Council have decided to not charge an additional \$200 move in fee for the furniture.

NEW BUSINESS

1) Additional Security

The Property Manager brought up the subject of adding additional security to Uno. After a careful review of the budget, the Strata Council decided to repair the Courtyard gates and the 2nd floor elevator lobby door leading to the courtyard. The Strata Council also discussed adding an additional security camera and have tabled this until the next Council meeting.

2) Additional Bicycle Rack

The addition of a bike rack at the main entrance to the building was discussed. This issue was raised by an owner at the recent Annual General Meeting in October of 2008. After careful evaluation, the Strata Council has directed the Property Manager to provide quotes for a bicycle rack suitable for the outside of the main entrance of Uno.

3) Additional Exercise Equipment

The Strata Council is looking into adding additional exercise equipment to the gym. After a brief discussion, the Strata Council decided that they will be replacing the miscellaneous donated free weights, some of which are leaking, with new ones that could fit on a stand and that will be more tidy in the near future. Residents will also be asked for their input regarding the gym by way of a form that will be provided in the gym.

4) Semi-Annual Carpet Cleaning

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Minutes of the Council Meeting
The Owners Strata Plan BCS 1882
Held on November 13, 2008

The Semi-Annual carpet cleaning was completed by Coit Cleaning services during the month of October of 2008. **Completed.**

5) Main Lobby Tile Cleaning

The main lobby tiles will be cleaned by Five Star Cleaning Services commencing on November 19, 2008. A notice will be posted notifying all residents of the tower.

6) Missing Fire Extinguisher

The Strata Council were notified that a fire extinguisher was missing from its box located in the commercial loading bay. The Property Manager was directed to contact Fire Pro to replace the missing fire extinguisher.

There being no further business, the meeting was adjourned at 8:41 p.m. The next meeting will be held on February 17, 2009 at 6:30 p.m.

Dan Craig
Property Manager
CROSBY PROPERTY MANAGEMENT LTD.
General Office # (604) 683-8900 (24 Hours)
www.crosbypm.com

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**MINUTES
OF THE COUNCIL MEETING
THE OWNERS STRATA PLAN BCS 1882 - UNO**

Held on Tuesday, August 5, 2008
Within the Amenity Room

COUNCIL IN ATTENDANCE:	John Penhall Mark Lavitt Cameron Barker-Fyfe Joelle Ciona	President Vice-President Treasurer
REGRETS:	Doug Ramsay Craig Armour	Commercial Representative
PROPERTY MANAGER:	Dan Craig	Crosby Property Management Ltd.

The meeting was called to order at 6:35 p.m.

COMMERCIAL BUSINESS

An Indemnity Form which stated the residential strata section will be responding for the removal of the exterior parkade header was signed by the residential section of the Strata Corporation within Uno. The indemnity form was requested by the commercial section of Strata Corporation.

APPROVAL OF COUNCIL MEETING MINUTES

It was moved/seconded to approve the Minutes of the Council Meeting held June 24, 2008 as circulated. CARRIED.

APPROVAL OF FINANCIAL STATEMENTS

It was moved/seconded to approve the June and July 2008 financial statements. CARRIED.

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.

REPORT ON LITIGATION

To the best of our knowledge there is no litigation to report. The Strata Property Act requires that all owners be notified as soon as possible of any legal action that the Strata Corporation is part of.

BUSINESS ARISING FROM PREVIOUS MINUTES

1. Directives to the Property Manager:

A detailed listing of directives to the Property Manager resulting from the June 24, 2008 Strata Council meeting was presented for review. The Property Manager reported on the completion of the following directives:

Minutes of the Council Meeting
The Owners Strata Plan BCS 1882
Held on August 5, 2008

- Providing Council with a quote from Power Pro for installing daylight sensors for the main and courtyard entrance lighting of Uno. **Completed.**
- Correspondence sent to a unit that Council approved to fine with respect to a noise violation. **Completed.**
- To cross reference last year's Fire Pro inspection reports against individual units that were also missed this year as well as the 29 were missed this year, 13 of which were missed last year as well. **Completed.**
- Request quotations from Rudy Fehr Repairs Ltd. for various work around the common areas of Uno. **Completed.**
- To Contact Canadian Door Master and Security Machine and obtain quotes for hardening the door locks on the bike cages. (Both quotes came in very high and the Property Manager was directed to get further clarification before proceeding). **Completed.**
- Review with accounting the proper addresses for all council members on file are correct. **Completed.**
- Correspondence to owners who have left flammable items and bicycles in their parking stalls. **Completed.**

2. **Exterior & Interior Lighting**

Power Pro Electrical has completed the exterior and interior sensor lighting updates within Uno. Council noted that the garbage room's sensor was still flickering and needs adjustment. The Property Manager was directed to follow up with Power Pro Electrical to address this concern.

3. **Urban Fireplace**

Council reported that the metal soffits for the Urban Fireplaces were installed successfully by the developer, Intracorp. Council would like to thank Intracorp for promptly installing the metal soffits.

4. **Interior Common Hallway Painting**

Rudy Fehr Repairs Ltd. completed painting of the floors 7, 8 and 9 and disposed of debris left by owners in the month of July for a total cost of \$1286.25 including tax. Council will be scheduling more floors that are in need of painting.

5. **Canadian Door Master**

The quarterly maintenance contract for servicing the P1 & P2 parkade gates by Canadian Door Master started on August 6, 2008. The maintenance program was initiated to hopefully ease the high cost of repairs that the parkade gates have been experiencing. Council is continually optimistic with the program and looks forward to reducing the number of after hour service calls for both the P1 and P2 parkade gates.

6. **Cobra Integrated Systems**

Council received quotations from Cobra Integrated Systems for adding an additional key pad in the computer room, installing a more effective alarm for the fire exit door from P1 to the courtyard, and a quotation for adding cameras around Uno. Council reviewed the quotations and have noted that some of these items will be budgeted for in the coming fiscal year. Council also directed the Property Manager to follow up with Cobra Integrated Systems for a more refined break down of cost for the remaining items mentioned above.

7. **Semi Annual Generator Service**

Simpson Maxwell completed their semi annual testing in the month of June for a cost of \$834.75 including GST. Simpson Maxwell reported that the generator is in excellent condition.

**Minutes of the Council Meeting
The Owners Strata Plan BCS 1882
Held on August 5, 2008**

CORRESPONDENCE

To better expedite acknowledgements and replies to residents' queries, residents/owners are requested to submit their queries directly to the Property Manager. Residents may fax and/or mail their concerns directly to the Property Manager. This will ensure that the Property Manager can respond quickly to concerns that may require immediate attention. All correspondence is forwarded to the Strata Council for review, consideration and action as deemed necessary by the Council.

Residents are welcome to phone, fax, mail or email all correspondence directly to:

**Dan Craig, c/o Crosby Property Management Ltd.,
Suite 600 – 777 Hornby Street
Vancouver, BC V6Z 1S4
Fax (604) 689-4829/Phone (604) 683-8900
dcraig@crosbypm.com**

Reminder: Please be sure that you leave your name and return telephone number clearly. **State the name of your building, “UNO” and “Strata Plan #BCS 1882” for reference.**

The Property Manager then introduced correspondence sent to the Strata Corporation with the highlights being:

- A letter was sent to an owner who had secured their bike to the wire mesh located in P2 of the parkade. The bike has not been removed to date.
- Council received complaints from an owner that is experiencing second hand smoke from their unit. Council reviewed the detailed letters and will be speaking with the owners. Council is also considering a request from one of the Owners for a resolution for a non-smoking bylaw on balconies and patios for owners to vote on at the next Annual General Meeting held in the fall of 2008.
- Council received a noise complaint from a resident about another unit. A letter was sent to the owner and to date no correspondence has been received for such occurrences by Council on this matter. Council has directed the Property Manager to fine the owner \$100.00 for each noise violation.
- Council received a noise complaint from an owner about respect to wind-chimes installed on a roof top terrace of a townhouse unit. Council reviewed the letter and directed the Property Manager to contact the owners to reach a solution amongst themselves.
- Council received a proof of loss form for a past insurance claim that occurred earlier this year. It was moved/seconded to approve the proof of loss. Council would like to remind all residents to check that their Strata Deductible Insurance for water damage. The Strata's deductible for water damage is \$5,000.00. **CARRIED.**

Minutes of the Council Meeting
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* Council would like to remind all residents to contact their insurance provider and to update their insurance coverage to ensure that they are fully covered to pay back the deductible of \$5,000 in the event of a claim. As well, Council would like to remind all owners that if they have installed additional hardwood flooring or similar updated flooring to contact their insurance provider to ensure they have "Betterments and Improvements" Insurance.

NEW BUSINESS

1. Natural Gas Fixed Rate Quotations

- 1) With the recent de-regulation of the gas commodity, the Property Manager submitted the consumption analysis for UNO 1 to CEG Energy & Access Gas services for their review. The purchasing of gas at a fixed rate through a companies like CEG or Access Gas, is similar to purchasing a mortgage on a variable or fixed rate.
- 2) The review and analysis provided by CEG suggests that the Strata Corporation purchase gas on fixed rate 5 year term at a rate of \$9.29 pr GJ. (no hidden fees). The review and analysis provided by Access Gas Services suggested that the Strata Corporation purchase gas on fixed rate 5 year term at a fixed rate of \$9.19 pr GJ. (no hidden fees). This commodity is volatile; and it is unclear what the gas rate would be next month let alone this time next year.
- 3) It was noted by the Council Treasurer that purchasing gas over a five year term would assist in budgeting and cost certainty for the Strata Corporation.
- 4) It was moved/seconded to approve Access Gas Services for a year 5 year term at a fixed rate of \$9.19. pr GJ. CARRIED.

2. Five Star Janitorial Service contract renewal

Five Star Janitorial Service contract was up for renewal. Council noted that they are pleased with the services of Five Star Janitorial Services has provided in the past, therefore the contract was renewed for another year for a cost of \$2,245.00 per month PLUS GST. It was moved/ seconded. CARRIED.

Within the contract, Council will also be assigning next year's Annual pressure washing of the parkade and common areas to Five Star Cleaning Services for a cost of \$4,486.00 PLUS GST. It was moved/ seconded. CARRIED.

Council will also be assigning Five Star Cleaning Services with the Bi-annual main lobby, elevator lobby, tile and grout cleaning contract for a cost of \$350.00 PLUS GST per visit. It was moved/ seconded. CARRIED.

3. Courtyard Gates (Installation of Springs)

Council received a quotation from Accurate Doors and Glass for adding hydraulic springs to the two exterior courtyard gates within the property of Uno. Council noted that the addition of the springs would eliminate the occasions on which the exterior gates have been found left open. The cost of installing these springs to both exterior courtyard gates would be \$210.00 PLUS GST. It was moved/ seconded. CARRIED.

4. University Sprinkler Quotation (Additional Sprinklers for boulevard)

Council reviewed a quotation from University Sprinklers Inc. for the addition of sprinkler heads along the boulevard beds along East 11th and Prince Edward Street. The request of quotations were due to lack of water filtering into the boulevard beds and trees planted along Prince Edward St. These additional sprinkler heads and upgrades will be added next year during spring time and will be included in the budget during the budgeting process for Uno.

5. Latham's Mechanical Preventative Maintenance Contract Renewal

Council noted that they are pleased with Latham's Mechanical service has provided in the past and is pleased to award Latham's Mechanical another year of service for a total cost of \$4,120.00 PLUS GST. It was moved/ seconded. CARRIED.

NEW RULES FOR UNO

1. Parkade and Overhead Gate Rule

Council has discussed on many occasions that vehicles have been found not stopping to wait for the gate(s) to close before exiting or entering the parkade. These residents have been putting fellow owners and the building at risk.

After some discussion, Council approved to adopt the parkade and overhead gate rule. Council would like to remind all residents that if you are found to be violating the new rule for the gate, your strata lot may be levied a fine (currently \$25) for each violation of this rule. Please see below for the wording of the new rule. It was moved/seconded. CARRIED.

RULES OF THE PARKADE AND OVERHEAD GATES

- While entering or exiting the parkade, all drivers must stop and wait for the gate to close behind them. ("Stop" is defined as a vehicle coming to a full stop with its rear no further than one vehicle length beyond the closing gate).
- All drivers must use their own fob to access the overhead gates. Do not allow other vehicles to enter behind your vehicle while you have the gate open.
- Failure to comply with either of the above rules will result in the maximum allowable fine under Section 4.1 (1) (b) of the Uno Bylaws.

2. Rules for the Parking Stalls

Council has noted on numerous occasions many flammable and non-flammable items stored in resident's assigned parking stalls over the past year. Council wants to ensure a clean and safe parkade and as such have approved a new parking stall rule.

Council reminds all residents that only insured vehicles are allowed in the assigned parking stalls and if found in violation owners can be fined up to \$25.00 for each violation. Please see below for the new rules regarding the storage of items in parking stalls. It was moved/ seconded. CARRIED.

RULES OF THE PARKING STALLS

- Only properly insured vehicles may be parked or stored in resident parking stalls. Additionally, trailers; such as boat or moving trailers, may also be parked or stored in a resident's parking stall.
- No other items shall be placed or stored in a resident's parking stall.
- Failure to comply with either of the above rules may result in the maximum fine under Section 4.1 (1) (b) of the Uno Bylaws.

3. 11th Floor Roof Access (in the event of an emergency)

Council has approved to have Fire Pro Protection install a latch cover box at the 11th floor roof exit. Currently residents do not have access to this door, however the latch cover box will have a key inside and will provide residents access to the roof in the event of an emergency. The cost of materials and labour would be approximately \$250.00 + GST.

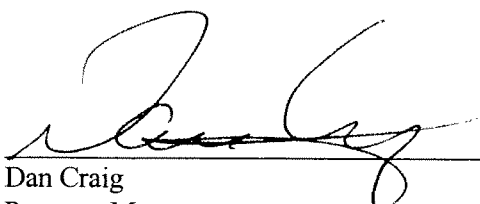
Discussion and planning of AGM in Fall

The Annual General Meeting for has been scheduled for October 28, 2008. A notice will go out in early October to all owners and residents. Owners of Uno and are reminded to review the notice prior to attending the Annual General Meeting and are encouraged to make every effort to attend or assign their proxy to an attending owner.

Refreshments will be available for all owners attending the Annual General Meeting on October 28, 2008.

Council would also like to encourage all owners to put forward any resolutions and/or concerns a month prior to the AGM, should you have any. All correspondence **must** be forwarded to Council for further review.

There being no further business, the meeting was adjourned at 8:36 pm. The next meeting will be a budget meeting held on September 23, 2008 at 6:30 pm in the Amenity Room.



Dan Craig
Property Manager
CROSBY PROPERTY MANAGEMENT LTD.
General Office # (604) 683-8900 (24 Hours)
www.crosbypm.com

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