

MINUTES OF THE MEETING OF THE STRATA COUNCIL, STRATA PLAN LMS 1866, , HELD ON MONDAY, AUGUST 20, 2012, AT 4:00 P.M., AT THE ELECTRA SOCIAL CLUB BOARDROOM 989 NELSON STREET VANCOUVER, B.C.

PRESENT: Mr. John Davis President
Mr. Ray Cousineau Vice-President
Mr. Gordie Forrest Director
Mr. Gene Cherneski Director

Alan Davis On-Site Manager

REGRETS:

AGENT: Kenneth Bro, Property Manager
ColyVan Pacific Real Estate Management Services Ltd.

CALL TO ORDER

The President chaired the meeting and called it to order at 4:06 p.m.

GUESTS: Chris & Dani Waters of CMW was present to go over the Water Ingress Exclusion Endorsement that the insurers require LMS 1866 to sign. After several questions were posed it was **MOVED/SECONDED** to sign the endorsement as presented. **CARRIED**

APPROVAL OF AGENDA

It was **MOVED/SECONDED** to approve the agenda with noted changes to the format. **CARRIED**

APPROVAL OF PREVIOUS MEETING MINUTES

It was **MOVED/SECONDED** to approve the minutes of the June 1, 2012. **CARRIED**

BUILDING REPORTS

Generator – The strata is waiting for a couple of credits to be processed before a final schedule of costs can be completed. The generator is 100% commissioned.

Electrical Vault – The on-site manager reported that the second and final stage of the electrical vault cleaning will take place towards the end of September; notices will be posted and circulated in advance.

Fire Panel – The fire panel is 100% commissioned, inspected & certified. The agent was directed to contact Mountain Fire to ascertain what is required to be checked, as per code, for the balance of the fire safety systems, and to report back to the strata council.

Terrazzo – The strata president & on-site manager spoke to the finishing of the terrazzo and their displeasure in it. RJC has been contacted to look into it and will report back to the strata council.

BUSINESS ARISING FROM PREVIOUS MEETING

Depreciation Report

The agent brought forward some comments made by other council members after attending the RDH seminars; this item was started by the residential section and now has moved over to the strata council for further action/steps. It was **MOVED/SECONDED** by the strata council to bring forward a budget that will include a line item to go ahead with the legislated Depreciation Reports to be presented to the owners at the upcoming AGM in the residential & commercial sections. **CARRIED**

RDH Envelope Report

The agent brought forward copies to the strata council on the RDH report and will forward electronic copies; this item was started by the residential section and now has moved over to the strata council for further action/steps.

FINANCIAL REPORT

Operating Statements

There are no operating statements at this time, the commercial and residential sections will be funding operating & CRF account(s) in the near future.

CORRESPONDENCE

	Letters Received	Responses Sent
1	1-CMW – Endorsement	

NEW BUSINESS

No new business was discussed.

ADJOURNMENT

The meeting was adjourned at 5:20 p.m. The next Strata Council meeting scheduled is October 22, 2012, at 4:00 p.m.

The Strata Council Monthly Meeting Schedule 2012/13:

November 19, December 3, January 14, 2013

Per Kenneth Bro Property Manager, 604-683-8301 Ext. 232 - Email: kbro@colyvanpacific.com

Attention

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

FIRE

Prevention Tips

- Never leave cooking food unattended
- Unplug appliances when they are not in use
- Never leave burning candles unattended. Always place candles in proper holders on a sturdy surface away from children, pets and materials that could catch fire
- Check smoke alarms at least twice per year and change the batteries
- Never paint any fire sprinklers or stack items close to fire sprinklers (at least 18 inches below fire sprinkler heads)
- Ensure your dryer vents are cleaned between each cycle and that the exhaust fan is checked annually

WATER DAMAGE

Toilet Overflow & Sewer Backup

- Don't use the toilet as a garbage disposal
- If your toilet becomes plugged, immediately shut off the water at the valve located behind the toilet to prevent and reduce overflow damages
- Do not mix and blend various drain cleaners to clear a clog, this can often contribute to a clog if it can't clear it
- A simple plunger should clear any clogged toilet. To properly plunge a toilet you need to have some water in the toilet bowl to the create suction required to dislodge the clog
- If a plunger doesn't work – call a plumber

Sprinklers

- Never hang anything from any part of a fire sprinkler system
- Watch for sprinkler heads when moving furniture and other items
- Never paint any fire sprinkler heads
- Always report damage to any part of a sprinkler system immediately
- Learn where the water shut-off valve is in your unit and allow for easy access

Dishwashers

- Make sure there are no foreign objects placed in the washer, like tooth picks, olive pits, bones, ect.
- Always scrape your dishes before loading in to machine, even if your model indicates you don't have to. This will ensure no clogs are created
- As your machine ages inspect the door seal for deterioration and damage and replace as required
- If your machine is making noise during a wash cycle that isn't normal, stop the machine and call a repair service
- Never operate your dishwasher unattended so that you can react to any problems that might occur
- Learn where the water shut-off valve is in your unit and allow for easy access

Washing Machines

- Always be sure to empty pockets before washing
- Never operate your washing machine unattended so that you can react to any problems that might occur
- Front loading washing machines need more maintenance. After each load wipe down the interior of the front load door and the rubber baffle which lines the door to ensure no scum builds up.
- Front load machines also require a monthly cleaning cycle, read your owners manual for details
- Only use high efficiency (H.E.) laundry soaps prescribed for use in your front load washer
- Measure and use the recommended level of detergent, too much will produce mechanical problems and cause leaks
- Check the water supply hoses regularly for deterioration
- If your machine is making noise during a wash cycle that isn't normal, stop the machine and call a repair service
- Turn off water sources when the machine is not in use
- Learn where the water shut-off valve is in your unit and allow for easy access

A Few Quick Tips To Prevent Claims