

Minutes of Council Meeting - Strata Plan LMS-1872, Paris Place

Held on Tuesday, December 4, 2001 at 6:00pm in Third Floor Meeting Room, 183 Keefer Place, Vancouver

Council in Attendance:

Patrick Weitemeyer, President

Kathy Schleyer, Treasurer (took minutes)

Attila Gereb, Counselor

Tim Turner, Counselor

Ernie Ng, Guest

Project Manager: Del Wordofa

Regrets: Dimitri Traktavenko, Counselor

Nicholas Tiganis, Property Manager

The meeting was called to order at 6:14pm by the Council President, Patrick Weitemeyer.

Site Manager's Report: The site manager requested that council contact Henderson Developments to review items that are still outstanding on the deficiency list, as listed in his monthly report. Patrick Weitemeyer will be contacting Henderson Developments by telephone to review these items with the developer.

Adoption of the minutes : of previous meeting - Nov. 7, 2001.

A final draft of the minutes has not been circulated to council and the property manager was not in attendance. Adoption tabled.

Business Arising From the Previous Minutes:

Steam Heat Analysis Ernie Ng, engineer, former council member, and owner, has volunteered to oversee the selection of a consultant to prepare the energy audit. Selection is based on the method that will be used to get the most accurate final resulting figures and secondly, expected costs associated. Two more interviews will be completed and Henderson will then be notified of the council's decision.

Parkade wiring Quotations for full replacement of Parkade lights have ranged from \$39,000 to \$62,000. In light of this high cost, it was moved and seconded to replace

the lights item by item in the short term. Broken lights will be replaced first, and then lights with burnt lenses will be checked/repared. Information arising from these replacements will be further examined by council.

Games Room Equipment:

This matter was tabled for the next meeting.

Financial Report:

Adoption of the September and October financial reports was tabled until the property manager could be present at council meeting.

Accounts Receivable Report:

The treasurer met with a representative of the Colyvan Accounting Department on November 28th. At that time, the financial statements still did not reflect the appropriate charges discussed at the previous meeting. As the property manager was not present, no update could be obtained and the matter was tabled for the next meeting.

New Business:

No new correspondence to report.

Other Business:

Colyvan Contract - It was noted by council that the contract with Colyvan property Management Company comes up for automatic renewal on April 1, 2002. Council has confidence in the current representative but will review service received and expect improvement over the past service in order not to terminate the contract and seek an alternative.

Keefer Circle - Attila Gereb has begun the process of examining possibilities to improving the appearance and fauna of the circle. He has expertise in this area and will prepare a proposal that council can pursue with the commercial neighbors in hopes of sharing any costs arising from such improvements.

We thanked Kathy for taking the minutes in the absents of the Property Manager. Property Manager to receive these draft minutes to make up the minutes needed for approval at the next meeting.

The meeting was adjourned at **7:30pm**. The next council meeting will be held? Colyvan to let strata know when they are available to meet.