
MINUTES OF THE COUNCIL MEETING – STRATA PLAN LMS-1872, PARIS PLACE

**Held on Wednesday, January 16, 2002 at 6:00 p.m., within the Social Room
on the Third Floor of Paris Place, 183 Keefer Place, Vancouver, B.C.**

COUNCIL IN ATTENDANCE:	Patrick Weitemeyer, President Tim Turner, Councillor (<i>Via Electronic Means</i>) Dimitri Traktavenko, Councillor
REGRETS:	Kathy Schleyer, Treasurer Attila Gereb, Councillor
PROJECT MANAGER:	Del Wordofa
MANAGING AGENT:	Nicholas Tiganis, Senior Property Manager ColyVan Pacific Real Estate Management Services Ltd.

CALLED TO ORDER

The meeting was called to order at 6:10 p.m. by the Council President, Patrick Weitemeyer.

SITE MANAGER'S REPORT

Council reviewed and discussed the reports submitted by the Site Manager concerning daily activities since the last Council meeting.

ADOPTION OF THE MINUTES OF THE PREVIOUS COUNCIL MEETING - DECEMBER 4, 2001

It was **MOVED AND SECONDED** to adopt the minutes of the December 4, 2001 Council meeting as previously circulated. **CARRIED.**

BUSINESS ARISING FROM THE PREVIOUS MINUTES

- Steam Heat Analysis: The Manager provided Council with an up-to-date summary of the steam heat charge-backs to Henderson Development Developments for the May 2000 to December 2001 period. The Manager also advised that he had completed the charge-backs for the water & sewer costs also chargeable to Henderson Development. Council thanked the Manager for his efforts in this regard and further asked that he look into obtaining information on a lump sum payment made by the developer in 1996 to ensure that the amount reflected in the books at that time was correct. The Manager advised that he asked for the retrieval of the 1995/96 files in an effort to assist him in this regard. Tim Turner advised that he had also analyzed interest rates charged over the past five years in an effort to determine the amount that will be chargeable to Henderson Development based on the monies it owes the strata corporation.
- Parkade Wiring: Del Wordofa advised that he was in the process of having this issue rectified and expected it to be completed by the end of February. Del also advised that he would forward a summary e-mail to all Council members concerning the cost of the entire job. However prior to doing so, he needed to further determine whether or not all of the fixtures were going to be opened up and investigated for damage as well as determine those fixtures that had deteriorated more than others. Once this has been completed, he would better be able to obtain a quotation to either fix or replace the

damaged fixtures. There are presently about 104 fixtures that will require replacement, however, Council noted that investigating each of these (fixtures) to determine their point of deterioration will enable it to possibly replace 20 fixtures per year over the next five years rather than replacing all of them at once.

After further discussion, Council agreed to repair or replace 20 fixtures for now in an effort to determine the anticipated cost and the number that it plans to replace or repair over the next year. During this process, Council will also need to determine whether or not to use the same or an alternative type of fixture altogether.

- Games Room: Council agreed to table discussion on this issue to a future meeting.
- Building Exterior Maintenance: Del advised that he had spoken with a Representative of Henderson Development Developments concerning this matter. However, prior to the Christmas season, Del had a restoration company attend the site to investigate the 04 section of the tower in an effort to identify those areas that required caulking. The attending contractor provided a brief report with photographs along with a quotation for doing the work. However after extensive discussion and a review of the scope of work, Council noted that further quotations would be required. Council then agreed that it would have the item included on the Agenda of each of its meetings in an effort to maintain an ongoing discussion and record.

Del advised that he recently spoke with Eric Smith (Henderson Development Developments) concerning this issue who advised that he would deal with it in the same manner that it had been dealt with in the past. However, the restoration contractor, BC Restoration who attended and inspected the area (as noted above) with a Bosum's chair to caulk certain areas of the 04 section felt that the entire area had to be done. *Del subsequently agreed to provide monthly updates in this regard and Council agreed to include the issue on the Agenda for each meeting as "Caulking Review - Progress Report".*

FINANCIAL REPORT

- Adoption of the November and December 2001 Financial Reports: The Manager informed Council that both Reports were being altered to reflect the steam heat and water charges. He expected them to be completed shortly and forwarded to Council once they were finalized.
- Accounts Receivable Report: Tim Turner noted that he was provided with the Aged Accounts Receivable Report reflecting those owners with extensive arrears. Tim also requested that he be provided with the contact phone numbers for these owners in an effort to speak to them concerning their outstanding accounts.

NEW BUSINESS

- Correspondence: Council received three items of correspondence concerning the installation of hardwood floors; a proposal/request by a non-profit organization to use the pool; and a request for permission to remove a non load-bearing wall between an owner's storage room and den. After further extensive discussion of each of the letters, Council asked the Manager to respond to each of the writers (where necessary) on its behalf.
- Other Business
 - Lowrise Planters: Council discussed at length, the fact that the exposed planters on the low rise building have no drains. Council agreed on the need to install the drains in order to properly direct water away from these areas. After further discussion, Council agreed that Henderson should be responsible for the cost of performing the drain installation. Council will contact Henderson to schedule the completion of this project,

- Gas Fireplaces: A Council Member discussed an issue that had been brought up in another Strata Corporation concerning the possibility of replacing the existing gas fireplaces with fireplaces that operate on electricity. Council agreed that implementation of the idea would result in the transfer of associated fireplace operating costs from the Strata Corporation budget to the individual owners because the electrically powered fireplaces energy consumption would be metered at each individual unit and paid separately by each owner/resident. However, after extensively discussing this issue, Council agreed that it would likely require a unanimous resolution to approve this expenditure and alteration. Consequently, it felt that it would be near impossible to obtain 100% of the Owners approval in this regard.
- Pool Supplies: The Manager was asked to formally contact Imperial Paddock Pools concerning the requirement that they clear all delivery items with either the Resident Manager or with Sinan of Multiple Building Maintenance.
- Long-Term Plan: Council agreed that it would be a good idea to set up a long term maintenance plan for the operation of the building. After further discussion, Council asked the Manager to work towards the set up such a plan, perhaps that would be updated on an annual basis. The Manager noted that he would work towards having the plan completed by May 2002 or earlier.
- Resident Manager Continuing Education: Council noted that it would be necessary to reinvestigate the ongoing education of the Resident Manager. It agreed that it would be necessary for him to become more and more aware of the Strata Corporation's financial operations, etc. After further discussion, Council (Patrick Weitemeyer) agreed to investigate this matter further for discussion at a future meeting.
- Equipment for Resident Manager's Office: Council agreed that it was necessary to upgrade some or most of the equipment used by the Resident Manager in order for him to perform his duties with greater efficiency. The suggested equipment included a photocopier, laser printer, additional filing cabinets, storage racks and possibly a newer higher speed computer. After further extensive discussion, the Council agreed to obtain prices for these items and review them at its next meeting. Council also agreed to purchase a new telephone for the Resident Manager's office with additional functions such as conference, call display and call forwarding. It was then MOVED AND SECONDED (Turner/Traktavenko) to authorize the expenditures related to required items at a cost not to exceed \$2,000 (two-thousand dollars) . CARRIED.

With no further business, the meeting was adjourned at 8:40 PM. The next Council meeting will be held on Wednesday, January 30, 2002 at 6:00 PM in the 3rd floor meeting room or alternative location.

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.