

**MINUTES OF THE COUNCIL MEETING – STRATA PLAN LMS-1872, PARIS PLACE Held on Wednesday, December 18, 2002 at 6:00 p.m. 3rd Floor Meeting Room - 183 Keefer Street, Vancouver, B.C.**

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**COUNCIL IN ATTENDANCE:** Tim Turner (Via Telephone)  
Patrick Weitemeyer  
Dimitri Traktovenko  
Steven Wendland  
Rita Lum

**REGRETS:** Attila Gereb

**SITE MANAGER:** Del Wordofa

**MANAGING AGENT:** Allan Landa – Senior Property Manager, President  
ColyVan Pacific Real Estate Management Services Ltd.

**CALL TO ORDER**

The Council President called the meeting was called to order at 6:20 p.m.

**PROJECT MANAGER'S REPORT**

Previously distributed.

**ADOPTION OF PREVIOUS MINUTES**

It was **MOVED/SECONDED** (Weitemeyer/Wendland) to adopt the minutes of the previous meeting held on October 30, 2002.

**CARRIED**

**FINANCIAL STATEMENTS**

**a) Approval of the September, October, and November 2002 Operating Statements**  
Tabled at the present time.

**BUSINESS ARISING FROM PREVIOUS MINUTES**

**a) Late Payment fees – Colyvan' offer - differed**

**b) Chargeback History with Henderson**

ColyVan, Del and Council representatives met with Henderson to finalize outstanding charge backs on both sides. Most items were accepted and finalized, some issues are still pending.

**c) Revised Job descriptions**

Tabled at the present time.

**d) Removal of parking meters**

Pending at this time.

**e) 2001 Audited Financial Statements**

2001 Financial Statement was signed and returned to the Property Manager for filing..

**NEW BUSINESS**

**a) Budget Meeting**

The Property Manager will prepare a draft budget for the January 29, 2003 meeting, also complete the year end Financial statements and send to Auditor. The Property Manager will get the 2002 Audit started and completed before the AGM package is distributed.

**b) AGM -Package**

The AGM is scheduled for February 26, 2003, subject to the completion on the Audit. The AGM package may consist of; amended rules & regulations, bylaws.

**c) Letter Re: Pet**

Application from a prospective purchaser was received to relax the pet bylaw, and allow a pet which does not comply. It was **MOVED/SECONDED** (Lum/Traktovenko) not to allow a relaxation of the existing pet bylaw.

**d) Del's Holidays**

January 2nd-8th, 2003 inclusive. The Property Manager, Allan Landa will be available in the site office daily between the hours of 1:00pm and 2:00pm in Del's absence.

e) Asenda System/Colyvan Web Site – Differed

f) Fast MDU – Differed

g) Other Business - Differed

**ADJOURNMENT**

With no further business, it was **MOVED/SECONDED** (Weitemeyer/Wendland) that the meeting adjourn at 7:45 p.m.

The next Council meeting will be held on Wednesday January 29, 2003 at 6:00 p.m. within the 3<sup>d</sup> Floor Meeting Room, 183 Keefer Place.

**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.