

**MINUTES OF THE COUNCIL MEETING – STRATA PLAN LMS-1872, PARIS PLACE held on  
Wednesday, June 25, 2003 at 7:00 p.m. Suite 1304 - 183 Keefer Place, Vancouver, B.C.**

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**COUNCIL IN ATTENDANCE:** Tim Turner (Via Telephone)  
Kent Wiebe  
Dmitri Traktovenko  
Rita Lum

**SITE MANAGER:** Del Wordofa

**REGRETS:** Steven Wendland  
Joshua Hodgson  
David Antoni

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

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**CALL TO ORDER**

Kent Wiebe, Council President called the meeting called to order at 7:25 p.m.

**PROJECT MANAGER'S REPORT**

The Project Manager Del Wordofa submitted his report on activities occurring over the last period.

**ADOPTION OF PREVIOUS MINUTES**

It was **MOVED/SECONDED** (Lum/Wiebe) to adopt the previous minutes held on May 28, 2003.  
**CARRIED**

**FINANCIAL STATEMENTS**

It was **MOVED/SECONDED** (Wiebe/Lum) to adopt the April and May, 2003 Financial Statements.  
**CARRIED**

**BUSINESS ARISING FROM PREVIOUS MINUTES**

a) **Security Update** – Tabled.

b) **Sump Pumps** – The Sump Pump that was rebuilt last year has failed and requires replacement. The Property Manager has forwarded a letter from Council to Henderson Development requesting an Engineer's report on the water volume being produced by the commercial section. Council has given Henderson a deadline of July 4, 2003 to have the report submitted.

It was **MOVED/SECONDED** (Wiebe/Lum) to hold off on replacement until Council receives the report from Henderson. In the event that Henderson is unable to come up with a solution by the July 4, 2003, the pump is to be repaired and the cost of repair is to be charged to Henderson.

**CARRIED**

- c) **Accounts Receivables Review** – The Property Manager reported that they have successfully collected all outstanding receivables from Henderson Developments. As of May 25<sup>th</sup> Henderson and Strata have settled all of the outstanding receivables. It was **MOVED/SECONDED** (Wiebe/Traktovenko) to approve the previously circulated letter to Henderson, referencing the ongoing issue of arrears and our intention to explore disconnecting them from our shared infrastructure. The President requested that all votes on this issue be polled given the serious nature of our position. All council members present voted unanimously to proceed with this course of action.

**CARRIED UNANIMOUSLY**

## **NEW BUSINESS**

- a) **Building Exterior Maintenance/Quotes** – The Property Manager submitted quotes for the exterior maintenance for council's review. It was **MOVED/SECONDED** (Turner/Wiebe) to engage Hydro Seal to begin work as soon as possible in order to complete the work by the end of July.
- b) **Booster Fan #402** – The Property Manager will forward a letter to the owner of Suite 402, requesting written proof that they have had the dryer duct cleaned professionally. At which time if the problem persists, council will review the issue.
- c) **Tax Refund** – The Property Manager received confirmation that the Strata Corporation will be receiving a refund in the approximate amount of \$8,863.00. Half of the refund goes to "Leduc" for performing the audit, as previously discussed.
- d) **Summer BBQ** - The Summer potluck BBQ is planned for August 24, 2003 and details will be posted on the bulletin boards soon. It was **MOVED/SECONDED** (Wiebe/Traktovenko) to spend a maximum of \$500.00 for the upcoming summer BBQ.

**CARRIED**

- e) **Accounting Training**– The treasurer has requested funds to have an accountant interpret and explain the Strata's monthly financial statements which was approved.

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## **ADJOURNMENT**

With no further business, it was **MOVED/SECONDED** (Wiebe/Traktovenko) that the meeting adjourn at 9:00 p.m.

## **NEXT MEETING**

The Next Strata Council Meeting will be held on July 30, 2003 at 7:00 p.m..

### **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.

### **24-HOUR EMERGENCY SERVICES**

PLEASE NOTE THAT THIS SERVICE IS FOR BUILDING EMERGENCIES ONLY: IT IS NOT FOR PERSONAL EMERGENCIES. Personal emergencies include lost building or suite access

**devices (i.e., keys, fobs, IRTs, garage remotes) access to relatives' apartments, inquires about account balances, "someone parked in my stall", neighbours are having a loud party, neighbours' security alarm is going off and similar situations. We are also unable to provide assistance on calls such as "I saw a strange person enter and/or vandalism to your automobiles or suites should be reported to the police department.**

**Please feel free to report floods, broken water lines, fires, fire alarms, stuck elevators, garage gates not working and other similar building/property issues requiring immediate attention.**

**The 24-hour answering service is not available for general inquires concerning accounts, council policies and other matters, which are regular administration items.**

**Clients using Telus Anonymous Call Blocking feature must deactivate this service (\*87) to receive return calls from ColyVan Pacific Real Estate Management Services Ltd., after hours. Please note that we will take no action on any emergency unless we have talked first to the person placing the call. If you have placed an emergency call, please keep the phone line clear so that ColyVan Pacific Real Estate Management Services Ltd. can return your call promptly.**