

MINUTES OF THE COUNCIL MEETING, STRATA PLAN LMS 1872 – PARIS PLACE, HELD WEDNESDAY, JANUARY 28, 2004 AT 9:00 P.M. WITHIN THE 3RD FLOOR MEETING ROOM, 183 KEEFER PLACE, VANCOUVER, BC.

COUNCIL IN ATTENDANCE: Kent Wiebe Council President
Rita Lum Treasurer
Joshua Hodgson
Steven Wendland
Dmitri Traktoenko
Kash Abtin

REGRETS: Tim Turner Vice President
Del Wordofa Project Manager

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

CALL TO ORDER

Kent Wiebe, Council President, called the meeting to order at 9:00 p.m.

PROPERTY MANAGER'S REPORT

Del Wordofa is currently on holidays; issues pertaining to the project manager will be discussed at the next Council Meeting.

ADOPTION OF MINUTES

It was **MOVED** by Rita Lum, **SECONDED** by Joshua Hodgson, to approve the November 26, 2003 and December 17, 2003 Council Meeting Minutes.

CARRIED

FINANCIAL STATEMENTS

A) Statements

Rita completed reviews on all the Financial Statements up to and including December 2003. Rita recommended they be adopted.

It was **MOVED** by Rita Lum, **SECONDED** by Kash Abtin, to adopt the Financial Statements up to and including December 2003.

CARRIED

B) ARREARS REPORTS

Council reviewed the Financial Statements and instructed the Property Manager to continue collecting arrears as directed previously.

NEW BUSINESS

A) SECURITY

Kash reported to the Council that he has now been in contact with the representative from Henderson Development and they will be meeting to discuss security issues. Kash will report to Council and the outcome of the meeting at the next Council Meeting.

B) MEETING WITH CITY

Council met with the City representative to discuss issues pertaining to the community development.

C) STRATA LOT #159 RE: CONCERNS

Council reviewed concerns brought forward by an owner. Council will consider all suggestions in due course.

D) ANNUAL GENERAL MEETING AND BUDGET DISCUSSION

The Annual General Meeting has been tentatively scheduled for March 25, 2004. Council is presently working on a Draft Budget and is awaiting the auditor's report prior to finalizing the Budget.

ADJOURNMENT

The meeting was adjourned at 10:15 p.m.

Next Council Meeting
February 25, 2004

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.