

MINUTES OF THE COUNCIL MEETING – STRATA PLAN LMS-1872, PARIS PLACE HELD ON WEDNESDAY, FEBRUARY 16TH, 2005 AT 6:00 P.M. IN THE 3rd FLOOR MEETING ROOM AT 183 KEEFER PLACE, VANCOUVER, B.C.

COUNCIL IN ATTENDANCE: Tim Turner
Kent Wiebe
Dmitri Traktovenko
Rita Lum
Joshua Hodgson

SITE MANAGER: Del Wordorfa

PROPERTY MANAGER: Allan Landa – Senior Property Manager, President
ColyVan Pacific Real Estate Management Services Ltd.

1. CALL TO ORDER

The meeting was called to order at 6:15 PM by Council President, Kent Wiebe.

2. SITE MANAGER'S REPORT

Site Manager, Del Wordorfa reported on activities in the building over the past period.

3. ADOPTION OF PREVIOUS COUNCIL MEETING MINUTES

It was **MOVED/SECONDED** (Lum/Turner) to adopt the minutes of the previous meeting dated January 18, 2005. **CARRIED**

4. FINANCIAL REPORT

a) Financial Statements

It was **MOVED/SECONDED** (Lum/Turner) to adjust the Financial Statements for January 2005 prior to approval. **CARRIED**

b) Arrears

Tabled until the next meeting.

5. NEW BUSINESS

a) Budget

An independent audit has been performed on the 2004 financial statements of the Paris Place Strata Corporation. These audited figures will be included in the 2005 Proposed Budget package that will be presented to owners at the upcoming Annual General Meeting (AGM). A detailed review of the 2004 Paris Place Strata Corporation's actual revenue and expenses was performed and used as a point of reference in deriving a forecast of expected 2005 revenue and expenses.

The Proposed 2005 Paris Place Strata Corporation Operating Budget was finalized and will be presented for approval by Paris Place owners at the AGM and will be distributed to all owners for review in advance of the AGM. The budget reflects a 0% change to monthly maintenance fees.

b) Bylaws

Council reviewed the entire set of bylaws, updating spelling, punctuation, and wording. Some bylaws were amended; the amended bylaws will be included in the agenda package for the upcoming Annual General meeting.

c) Move Parking Gates

Henderson Development has agreed to pay 50% of the cost to move the parkade gates further down the ramp. Moving the gates will increase the safety of the owners. The cost to the Strata Corporation will be approximately \$2,500. (Henderson Development to pay the other \$2,500.)

d) Pets

Council recognises that there are several dogs residing in the building that are in violation of the bylaws. Letters have been sent to these owners and residents regarding the violations and have been given 30 days to comply before fines are levied against their strata lots account.

e) Annual General Meeting

TBA

6. ADJOURNMENT

It was **MOVED/SECONDED** (Traktovenko/Hodgson) to adjourn at 8:00 p.m.

NEXT MEETING

Annual General Meeting - TBA

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