

STRATA PLAN LMS101 AVONLEA
Minutes of the Strata Council Meeting
Held on Wednesday, April 9, 2008, at 7:00 p.m.

COUNCIL MEMBERS PRESENT:	Dave Holbrook	Council Member
	Alicia Churchill	Council Member
	Tana Eggleston	Council Member
	Al Abdula	Council Member
	Brian Arnold	Council Member
	Mark James	Council Member

MANAGEMENT:	Dan Bourke, Property Manager
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PACIFIC QUORUM PROPERTIES INC.

1. CALL TO ORDER

The meeting was called to order at 7:15 p.m.

2. APPROVAL OF PREVIOUS MEETING MINUTES

It was:

MOVED AND SECONDED (Eggleston/Churchill)

To approve the January 28, 2008 Strata Council Minutes, and amend item 3 (b) to read December 31, 2007 instead of September 30, 2007.

CARRIED

3. COUNCIL APPOINTMENTS

Council discussed various positions on Council as required by the Strata Property Act and that met the needs of the property. After discussing each of the positions it was agreed that the Council Members would be appointed as follows;

Dave Holbrook - President

Tana Eggleston - Treasurer

Mark James - Council Member

Alicia Churchill - Vice-President

Brian Arnold - Communications

Al Abdulla - Council Member

3. FINANCIAL REPORT

a. Monthly Reports

Tana Eggleston reported that she has received and reviewed the January 31, 2008 and February 29, 2008 Financial Reports including the bank statements and paid invoices.

Tana noted two areas of increased expenses in the first two months of the year, being the repairs and maintenance and the snow removal charges.

It was also reported that the Contingency Reserve Fund had a balance of \$135,648.53 plus interest at VanCity Credit Union, and \$1,682.63 at the Royal Bank, and the Operating Account at the Royal Bank had a balance of 12,587.35.

After a detailed discussion it was:

MOVED AND SECONDED (Eggleston/Abdula)

To approve the January 31, and February 29, 2008 Financial Reports.

CARRIED

5. **REPAIRS & MAINTENANCE**

a. **Perimeter Drainage Maintenance**

Management reported that the perimeter drainage and maintenance program will continue with the cleaning and video inspection of unit numbers 37 & 38, and the fronts of unit numbers 49 through 60. The planned maintenance will be scheduled for mid May, 2008.

b. **Crack Repairs**

It was reported that AuCourant Contracting has been requested to complete the crack repairs in the sidewalk outside unit number 5. The repairs are to refill an old crack where the filler has come loose. No new movement of the sidewalk was noted.

c. **Driveway Repairs & Carwash Drainage**

Pending driveway repairs will also include some improvements to the carwash area to try directing carwash detergent into the water drains, which do not run into the creek.

Owners are reminded that storm drains, on the roadway surfaces, run into the nearby creeks.

All washing of vehicles must be performed in the carwash area to prevent this type of pollution.

d. **Vinyl Siding Cleaning**

Management reported that a planned maintenance program to clean the vinyl siding will be performed this Spring. Spot cleaning of most north facing surfaces and other areas in need, will remove much of the algae growth.

Council also requested the cleaning of the paver stones and visitor parking areas.

e. **Garage Door Touch-ups**

Council requested a review of the garage doors in the complex be performed to determine the condition of the doors, and to have paint touch-up repairs performed.

6. **PROJECTS**

a. **Roof Inspection**

Council reviewed a list of town homes which will have inspections performed as part of the roof inspection report. Those owners affected have been advised and inspections are scheduled to start in a couple of weeks. The inspections will be performed by Carlson Roofing and give the owners a qualified opinion of the condition of the roof.

7. **OTHER BUSINESS**

a. **Common Property Tree Damage**

Council reviewed a complaint with respect to the damage of a tree on common property.

The tree located beside unit #36 was cut and pruned without authorization from the strata corporation and has been significantly altered.

After a lengthy discussion it was:

MOVED AND SECONDED (Arnold/Abdula)

Pursuant to the Strata Corporation Bylaws and Strata Property Act assess a fine in the amount of \$200.00 plus costs of remediation to the damaged tree, to the owners of town home number 36.

CARRIED

b. **Uninsured Vehicle Parking in Visitor Parking Area**

Council reported that an uninsured vehicle is parked in the visitor parking area and instructed management to take corrective measures to deal with this issue.

PARKING BYLAWS ENFORCEMENT

All Owners are reminded that parking on the roadways is prohibited.

Vehicle must not park in front of any unit where the vehicle is parallel to the garage door or where any of the wheels are on the roadway.

For the purpose of this bylaw a parked vehicle will be deemed as any vehicle not in motion and unattended for a period of more than 10 minutes.

Owners are responsible for all vehicles parked in front of their townhome, including the vehicles of owners, guests, trades, delivery, or agents visiting or conducting business at / or in front of their town home.

There being no further business the meeting was adjourned at 9:15 p.m.
The next meeting of Council will be on Monday, June 2, 2008

Attention:

Please keep these minutes as a permanent record of your strata corporation business.

Submitted by:
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