

STRATA PLAN LMS 101 AVONLEA
Minutes of the Strata Council Meeting
Held on Monday, April 20, 2009, at 7:00 p.m.

COUNCIL MEMBERS PRESENT:	Tana Eggleston	President/Treasure
	Al Abdulla	Co-Treasurer
	Brian Arnold	Communications
	Scott Weber	Repairs & Maintenance
	Alicia Churchill	Council Member
	Annette Maxwell	Council Member
	Morris Kozoroski	Council Member

1. CALL TO ORDER

The meeting was called to order at 7:05 p.m. by Tana Eggleston, President

2. REVIEW OF PACIFIC QUORUM CONTRACT

It was discussed that we would like to make the following amendments to the contract with Pacific Quorum Properties Inc.

- a. We require a monthly breakdown of all the admin line items of all the photocopying and postage costs related to the finances. The actual costs should drastically decrease due to posting of these documents to the website at www.avonleastrata.com/files/legal.php.
- b. We would like to designate two signing powers in respect of the signing of financial Instruments, contracts and other documents obligating Avonlea Strata. Tana Eggleston and Scott Weber were nominated and accepted as official signing council members.
- c. The two signing powers will have access to online banking and will sign cheques made payable to Pacific Quorum. In addition they will also sign for any cheques that exceed the amount of \$5000.
- d. The property manager will participate in a monthly walk through of the complex and will provide the onsite contact with a summary of the walkthrough which will be emailed to Scott Weber as a Word Document and posted to the following address on the website: www.avonleastrata.com/files/legal.php.
- e. We are requesting that any inquiries via email or phone be responded to within one business day and an action plan to amend the situation be proposed within three days.
- f. Council has requested that the minutes supplied by Pacific Quorum Properties Inc. be more detailed and accurate in their specifics.

It was;

MOVED AND SECONDED (Arnold/Maxwell)

To require these six points to be amendment to the contract between Avonlea Strata and Pacific Quorum Properties Inc.

CARRIED

3. **CORRESPONDENCE**

- a. Unit #28 requested to install shut off valves under all sinks. Approved
- b. Unit #34 requested to install a motion sensor light in the backyard. Approved
- c. Unit #03 requested that the planter box located at the mail pickup front entrance be replaced/repared with cement blocks. Owner of Unit #03 has offered to the work and will submit an estimate for the cost of materials. Approved

4. **OTHER BUSINESS**

- a. Five yards of soil will be ordered weather permitting for use of the owners.
- b. Discussion of a Gift certificate for Dave Hollbrook for his many years of service on council for the amount of \$100.
- c. Discussion of a Gift certificate for Alan James for his many years of Maintenance around the complex for the amount of \$75.

It was;

MOVED AND SECONDED (Arnold/Morris)

To approve these three points for implementation.

CARRIED

There being no further business the meeting was adjourned at 8:57 p.m.
The next meeting of Council will be held on May 4, 2009.

Attention:

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

Submitted by:

AVONLEA STRATA COUNCIL

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