



# AVONLEA STRATA PLAN LMS 101

**STRATA COUNCIL MEETING MINUTES  
THURSDAY, JUNE 26, 2014, 7:00 PM**

**COUNCIL PRESENT:**

<b>Brian Arnold</b>	<b>President</b>
<b>Carol Ohno</b>	<b>Vice President</b>
<b>Morris Kozoroski</b>	<b>Repair &amp; Maintenance Coordinator</b>
<b>Mike Schmidt</b>	<b>Parking &amp; Safety</b>
<b>Anne Ng</b>	<b>Council Member</b>

**MANAGEMENT PRESENT:**

**Dan Bourke, Property Manager  
Pacific Quorum Properties Inc.  
dan@pacificquorum.com / Direct Line: 604-306-9111**

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**1. CALL TO ORDER**

The meeting was called to order at 7:00 p.m. by Brian Arnold, Council President.

**2. APPROVAL OF PREVIOUS MEETING MINUTES**

The Council reviewed the minutes of the last Strata Council meeting held on May 22, 2014, noting no errors or omissions,

It was:

**MOVED/SECONDED** (Kozoroski/Shmidt)

To approve the May 22, 2014 Strata Council meeting minutes as distributed.

**CARRIED**

**3. FINANCIAL REPORT**

As Mike McDonald, Treasurer, was unable to attend this meeting, approval of the May 31, 2014 Financial Report was *tabled* pending his review. However, it was noted that as of this date, the Strata Corporation had \$51,667.49 in the Operating Funds account, and \$178,896.98 in the Contingency Reserve Fund.

**4. EXTERIOR IMPROVEMENT PROJECT FUNDING**

Management reviewed for Council the current financial position with respect to the Exterior Improvement Projects and noted that while the Special Assessment payments are spread out over a period of nine (9) months, work is progressing at a faster rate than what the funding provides. As the Strata Corporation has a significant surplus in the Repairs & Maintenance line item, it was agreed that an Inter-fund Loan from the Contingency Reserve Fund (CRF) would not be necessary at this point from this line item. No transfer from the CRF to meet these cash flow requirements would be necessary.

**5. REPAIRS AND MAINTENANCE**

As the majority of the activity around the building is related to the Exterior Improvement Project, no repair and maintenance items were noted.

**6. PROJECTS**

**a. Depreciation Report**

Management reconfirmed that Normac Appraisals is currently reviewing documents with respect to the Depreciation Report and it is anticipated that the Report will be available in a draft form by the end of the summer.

**b. Exterior Maintenance Projects**

Morris Kozoroski reviewed various activities with respect to the Exterior Improvement Project and indicated that all items are progressing on time and on budget.

**7. CORRESPONDENCE AND OTHER BUSINESS**

**a. Bylaw Violation Warning – Parking**

Management confirmed that a bylaw violation warning with respect to the parking in front of a townhome has been issued as requested by Council.

**b. Bylaw Violation Warning – Excessive Speed**

It was confirmed that a bylaw violation warning had been issued to an Owner with respect to the excessive speed on the common driveway of the property.

**c. Meeting Schedule**

Council revisited the meeting dates reported in the last Strata Council minutes and adjusted the dates to avoid scheduling conflicts with the next meeting date being July 17, followed by September 18, October 16, and November 20, 2014.

**d. Avonlea Neighbourhood BBQ**

Council confirmed that the Avonlea Neighbourhood BBQ is scheduled for July 26, 2014 and notices will be posted advising Owners of this event.

**e. Neighbourhood Junk Day**

Council also confirmed that the Neighbourhood Junk Day would be scheduled for the dates of September 12 – 16, 2014. Notices will be posted with respect to the requirements and availability to dispose of unwanted items by residents.

**8. ADJOURNMENT**

There being no further business, the meeting was adjourned at 9:10 p.m.

**NEXT COUNCIL MEETING: THURSDAY, JULY 17, 2014**

Submitted by:

**PACIFIC QUORUM PROPERTIES INC.**

Dan Bourke, Property Manager

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**24-Hour Maintenance Emergency #: 604-685-3828**

**IMPORTANT INFORMATION** Please have this translated

**RENSEIGNEMENTS IMPORTANTS** Prière de les faire traduire

**INFORMACIÓN IMPORTANTE** Busque alguien que le traduzca

**CHỈ DẪN QUAN TRỌNG** Xin nhờ người dịch hộ

**重要資料** 請找人為你翻譯

これはたいせつなお知らせです。どなたかに日本語に訳してもらってください。

**알려드립니다** 이것을 번역해 주십시오

**सुदुर्ग महत्वाची** विचार करावे विजे वसे दिग धा सुदुर्ग महत्वाची

Please Note: The Real Estate Regulations require a vendor to provide purchasers with copies of Strata Corporation Meeting minutes. Please retain these minutes for your records. Replacement copies will be subject to a cost per page and can be received upon advance order from *Pacific Quorum Properties Inc.*