



AVONLEA STRATA PLAN LMS 101

**STRATA COUNCIL MEETING MINUTES
THURSDAY, JULY 17, 2014, 7:00 PM**

COUNCIL PRESENT:

Brian Arnold	President
Carol Ohno	Vice President
Mike Schmidt	Parking & Safety
Anne Ng	Council Member

REGRETS:

Mike McDonald	Treasurer
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MANAGEMENT PRESENT:

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

1. CALL TO ORDER

The meeting was called to order at 7:05 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 June 26, 2014, noting no errors or omissions.

It was:

MOVED/SECONDED (Ohno/Schmidt)

To approve the June 26, 2014 Strata Council meeting minutes as distributed.

CARRIED

3. FINANCIAL REPORT

a. Monthly Reports, May 31, 2014

As Mike McDonald, Treasurer, was unable to attend this evening's meeting, approval of the May 31, 2014 Financials Reports was tabled pending his review and report.

b. Exterior Improvement Funding

Management provided a summary of budget items for the Exterior Improvement Projects and the Repair and Maintenance expense and indicated that while the exterior project expenses are nearing their anticipated financial limit, significant surplus remains in the repair and maintenance category for ongoing repairs.

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 and 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 Morris Kozoroski, Repair and Maintenance Coordinator, was unable to attend this evening's meeting, no report was provided; however it was noted that no other significant repair and maintenance items are underway outside of the Exterior Improvement Projects.

6. **PROJECTS**

c. **Depreciation Report**

Management confirmed that Normac Appraisals is currently reviewing documents received from the Strata Corporation with respect to preparing a Depreciation Report and prior to any onsite inspections. It is still anticipated that the draft report will be finished by the summer of 2014 with budgetary discussions and review of the draft report with the Strata Council early this fall.

d. **Exterior Maintenance Projects**

As Morris Kozoroski was unable to attend this evening's meeting, a report on the exterior maintenance projects was not provided.

7. **CORRESPONDENCE AND OTHER BUSINESS**

a. **Request to Install Exterior Venting**

Council reviewed a written request for the installation of an exhaust vent required for the installation of a new waterless hot water tank and furnace in a townhome. After a short discussion it was **MOVED/SECONDED** (Arnold/Schmidt) to approve the request subject to installation of the furnace venting through the existing B vent going through the roof with no new holes being made. **CARRIED**.

b. **Parking Bylaw Violation Warning Response**

Council reviewed correspondence from an Owner responding to a recent Bylaw violation warning for excessive speeding as well as the response provided by Pacific Quorum Properties Management.

c. **Parking Violation**

Management confirmed that a parking bylaw violation in the amount of \$50.00 (Fifty Dollars) has been issued to a townhome with respect to parking in front of the townhome, which is contrary to the Bylaws.

d. **Parking Bylaw Violation Warning**

Management also confirmed that a second Bylaw violation warning had been issued to another townhome with respect to over parking in front of their townhome.

e. **Avonlea Neighborhood Barbeque**

As previously reported, the Avonlea Neighborhood Barbeque will be held on July 26, 2014 with notices and information regarding the Barbeque being posted on the mailbox bulletin board.

f. **Avonlea Junk Day**

It was also confirmed that the Avonlea Junk Days for all owners to dispose of those items they no longer wish to have is scheduled for September 12th through to 16th 2014. As in previous years, any items left in this area are available for salvage for other owners who think they may be able to put these

items to use.

8. ADJOURNMENT

There being no further business, the meeting was adjourned.

NEXT COUNCIL MEETING: THURSDAY, SEPTEMBER 18, 2014

Submitted by:

PACIFIC QUORUM PROPERTIES INC.

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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

सबुती महत्वाची विरफा करदे विमे वेंलें दिग द्द वुलेंबा करबाई

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.*