



**AVONLEA
STRATA PLAN LMS 101**

**STRATA COUNCIL MEETING MINUTES
THURSDAY, OCTOBER 9, 2014, 7:00 PM**

COUNCIL PRESENT:

Brian Arnold	President
Carol Ohno	Vice President
Mike McDonald	Treasurer
Mike Schmidt	Parking & Safety
Anne Ng	Council Member
Morris Kozoroski	Repair & Maintenance Coordinator

MANAGEMENT REGRETS:

**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 July 17, 2014, noting no errors or omissions.

It was:

MOVED/SECONDED (Schmidt/Ng)

To approve the July 17, 2014 Strata Council meeting minutes as distributed.

CARRIED

3. FINANCIAL REPORT

a. Monthly Reports, May 31, 2014

Mike McDonald, Treasurer, reviewed the financials for May 31, June 30, July 31st & August 31st, 2014. Other than a few questions to be brought to the property manager, overall everything looks good and recommends approval of the financials up to August 31st, 2014.

It was:

MOVED/SECONDED (McDonald/Schmidt)

To approve the financials for May 31st, June 30th, July 31st & August 31st, 2014.

CARRIED

b. Exterior Improvement Funding

Mike McDonald, Treasurer, suggested to keep the \$3000 left in the exterior improvement funding in that account for future work that needs to be done.

4. **REPAIRS AND MAINTENANCE**

The following work has been identified for repairs and/or maintenance in the next year:

- a. Stair and Sidewalls by unit 27, 37, 38, 39 and 44.
- b. Continued repairs to the lower and upper front exteriors, unit 11 to 19 and 39 to 44 for a total of 15 units. Also possible upper repairs to some Phase 1 units.
- c. Rear entry door: replace at least 6 doors.
- d. Repairs to siding #1 sidewall.
- e. Exposed stair repairs, paint, slip-proof
- f. Upper parking lot landscape planter replacement and curb alignment.
- g. Relocate sprinkler waterline at unit 60 to inside the utility room.
- h. Paint & Fascia repairs, throughout site.

5. **PROJECTS**

a. **Depreciation Report**

Normac Appraisals completed the draft of the depreciation report. Council will review and discuss at the next meeting.

CORRESPONDENCE AND OTHER BUSINESS

a. **Tree trimming**

Council President also brought up the topic of having some trees removed/pruned to keep trees in better shape. He gave us price estimate from Treeworks of \$3,450 and the Strata Council unanimously agreed to go ahead with the work.

b. **Exterior venting**

Strata Council discussed developing a set of standard specifications for exterior venting when homeowners upgrade their furnace/water tanks. Council will ask a couple of companies for suggestions.

c. **Parking Violation**

Strata Council discussed a parking issue in front of one of the townhome.

d. **Increase of Morris fee**

Council President suggested an increase to the existing contract of Morris Kozoroski to look after and clean the garbage area. The monthly amount would be increased by \$60 to \$300/month. It was MOVED and SECONDED (Schmidt/McDonald) and APPROVED.

6. **ADJOURNMENT**

There being no further business, the meeting was adjourned.

NEXT COUNCIL MEETING: THURSDAY, NOVEMBER 20, 2014

Submitted by:

PACIFIC QUORUM PROPERTIES INC.

#430 – 1200 West 73rd Avenue

Vancouver, BC V6P 6G5

Direct: 604-306-9111

Telephone: 604-685-3828 / Fax: 604-685-3845

Email: dan@pacificquorum.com

Website: www.pacificquorum.com

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

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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 विषय अवचे विने वेंसे दिग एा सुलंसा अवबार्ड

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.*