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# Minutes of the Strata Council Meeting

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## Grandview & Parkview Courts • Strata Plan LMS 1328

Held on:

**Thursday, July 21, 2005**

In the Amenity Room at 10523-134<sup>th</sup> St. Surrey, BC

### MINUTES

#### In Attendance

Ann Chambers - President	Holly Chartier – Vice President
Noella Cloutier-Treasurer	Virginia Guay
Chris Downs	Trevor Wilson
Brian Spencer - Dorset Realty Group Canada Ltd.	

#### Absent with leave:

#### 1. Call to Order

The Strata Council President Mrs. Ann Chambers at 7:00 PM, called the meeting to order.

#### 2. Approval of the minutes of the last meeting.

It was **MOVED and SECONDED and CARRIED** to adopt the minutes of June 23, 2005.

#### 3. Business arising from the previous minutes

A follow up is necessary get the duct cleaner to inspect the staining on the ceilings of #1105 and #0308 GC.

#### 4. Regular Business

##### Property Managers Report

##### Directives

13 Directives from the last meeting of June 23, 2005 were reviewed.

##### Interest in the Settlement Account

It was **MOVED and SECONDED** to deposit the remaining balance of funds in the Settlement Funds Account that is wholly comprised of accumulated interest in the amount of \$11,790.85, to the Contingency Reserve Fund.

Discussion: This transfer will close the Settlement Funds account #1033976.

**The MOTION was PASSED**

##### GC – One Security Camera upgraded

It has been reported that the installation of the new camera that covers the main entrance door has resolved the clarity problem caused by changes in the natural lighting.

##### Electrical Lamps/Bulbs

Dorset realty has negotiated an average 5% to 10% cost savings with Commercial Lighting on all replacement lamps and bulbs for Grandview and Parkview Courts.

**Insurance letter to owners**

It was **MOVED and SECONDED** to send a letter to the owners recommending that their personal policy should include a "Strata Deductible".

**Discussion:** This coverage protects or may partially protect an Owner should the Owner be at fault for an insurance claim and the Strata Corporation seeks to recover the deductible from the Owner.

The **MOTION** was **PASSED**

**Quotes on security devices**

It was **MOVED and SECONDED** to authorize the purchase of 2 security protection devices for the computer and the security camera recording equipment to deter theft. The cost is \$269.00 x 2 plus GST.

The **MOTION** was **PASSED**

**Building**

**Cellular equipment changed over from Microcell to Rogers Shared Services in GC**

As a result of wear and tear in changing over the equipment, Rogers Shared Services has agreed to pay for the painting of the 15<sup>th</sup> and 16<sup>th</sup> floors, the boiler room floor and for carpet cleaning on the 15<sup>th</sup> and 16<sup>th</sup> floors.

**Security**

One upgraded camera has been installed in the GC lobby.

**Financials/Receivables**

**Current Financial Statement**

Council reviewed the financial statements for May 2005.

- The Operating account balance as of May 31, 2005 = \$25,559.73.
- The Contingency Reserve Fund account balance as of May 31, 2005 = \$80,837.16.

**Receivables report.**

The receivables as of May 31, 2005 = \$17,087.16.

**Natural gas price increase**

Terasen gas has announced an increase in gas prices for Rate 5 customers of 6.8% effective July 1, 2005.

**Insured values increased = Insurance premium increase**

The full Replacement Values has been increased by Suncorp Valuations by \$1,669,000 to a total of \$25,209,700.00 and the prorated cost to increase the insurance coverage has been paid in the amount of \$1,024.00. An inquiry will be made to see if these mid term increases can be postponed to the renewal date without jeopardizing the insurance coverage.

### Invoice for payment

It was **MOVED and SECONDED** to authorize payment of invoice #1713523 to Clark Wilson dated July 1, 2005 for 571.75 for legal matters.

**The MOTION was PASSED**

### Correspondence

GC – A letter was sent to an owner to apply a fine for storing items on the balcony.

GC – A letter was sent to an owner warning about storing items on the balcony.

GC – A letter was sent to an owner demanding payment of strata fees. The strata lot now has a lien registered at the land title office to secure the funds owing.

PC – A letter was sent to an owner that a fine has been levied for not waiting for the parkade gate to close behind them before driving away.

GC – A letter was reviewed from a new owner. After reviewing the letter Council decided more information was required.

### Requests from owners:

#### Request to reverse a bylaw fine

PC – A letter was received from an owner requesting that a bylaw fine be reversed for moving after hours. The Manager was requested to obtain more information before Council renders and decision.

#### Request to walk a dog on the Common Property

It was **MOVED and SECONDED** to grant the request from the owner of Unit #0411 GC to walk the dog on the Common Property. The Owner will receive a copy of the applicable bylaws pertaining to dogs.

Discussion: The owner provided the required note from a doctor.

**The MOTION was PASSED**

## **5. New Business**

### Request to keep a dog

It was **MOVED and SECONDED** to approve a pet dog for Unit #412-10533, a Shih Tzu.

**The MOTION was PASSED**

### Door kick plates

It was **MOVED and SECONDED** to authorize the supply and installation of 12 kick plates on the elevator lobby doors. The kick plates will be made of Aluminium, 6 inches by 32 inches and the cost will be \$716.00 plus GST.

Discussion: It was agreed that this will reduce the wear and tear on the bottom areas of the doors.

**The MOTION was PASSED**

### Pesticide

A discussion took place about the pros and cons of using pesticide to kill weeds.

### Owners Shrubs removed-PC

The Manager reported that the landscapers have been notified to replace the shrubs belonging to the owner that they accidentally removed.

### Graffiti

There is some graffiti reported on the planter box at the south east location.

### Resident inspection check lists

Pacific Building Envelope's check lists will be mailed to all Owners and Tenants. Owners and Tenants are requested to fill the form out to the best of their ability and send it back to Dorset Realty Group Canada Limited. If there is nothing to report, the report does not need to be completed. PBEM is conducting a building envelope inspection as part of the warranty maintenance plan.

**Overhead gate hit by a vehicle**

An owner in GC proceeded to enter the parkade when the overhead door was already moving downwards to close and hit the door with a roof rack. The owner will be charged for the expense to repair the door. The owner has requested that the Strata Corporation pay for the repairs to the roof rack. However, the Video surveillance caught the action and showed the owner was at fault.

**Dim lighting at Parkview Court**

The wattage of the Common hallway lamps will be checked to see if it could be increased to provide better light.

6. **Adjournment**

There was no further business so the meeting was adjourned at 8:24 PM until the next meeting to be held on **Thursday, September 22, 2005** at 7:00 PM in the amenity room at 10523 134<sup>th</sup> St., Surrey, BC.

*Meeting Cancelled - Next Meeting:*

Respectfully Submitted - Dorset Realty Group Canada Ltd.

*October 20, 2005*

If you require information regarding your strata maintenance fee payment account, please call the accounting department at Dorset Realty Group Canada Limited @ 604-270-1711 ext 125;  
Fax 604-270-8446 or e-mail [general@dorsetrealty.com](mailto:general@dorsetrealty.com)

**To all owners: these minutes hold historical information and form an important part of information that may be required by you when it comes time to sell your strata lot or to arrange future financing.  
It is recommended that you keep all the Minutes of all meetings and the Annual General Meeting minutes in a safe place for future reference.**