

**MINUTES OF THE MEETING OF THE COUNCIL OF OWNERS, STRATA PLAN-, HELD ON  
JANUARY 23, 2010**

---

**Council in Attendance:** Members of Council

**Absent:** N/A

**Managing Agent:** *Property Manager*  
ColyVan Pacific Real Estate Management Services Ltd.

**CALL TO ORDER**

The meeting was called to order at 6:30 PM

**APPROVAL OF PREVIOUS COUNCIL MEETING MINUTES**

It was **MOVED/SECONDED** (Council) that the minutes of the Strata Council meeting held October 27, 2009 be adopted as circulated.

**CARRIED**

**BUSINESS ARISING FROM PREVIOUS MINUTES**

NONE

**PROPERTY MANAGER'S REPORT**

**Operating Statements**

It was **MOVED/SECONDED** (Council) that the Financial Statements for October, November 2009 be adopted as circulated.

**CARRIED**

**COMPLETED ITEMS**

**Parking Space #12**

An exchange has been worked out with the owner of #104 for their use of the handicapped space. Their parking stall #12 has been made available for rent by Council for \$25.00 per month. It is now rented.

**IN PROGRESS**

**Recycling Pick-Up**

The two big bags in the parkade are an issue with respect to tidiness and pick-up. A recycling pick-up contract is being researched.

**Reminder to Owners**

**Rinse containers and remove from bags before putting in the bin.**

**NEW BUSINESS**

**Elevator Lobby Parkade- Carpet Replacement**

Council reviewed this item and has decided that a good durable carpet should be installed. The Property Manager is requested to obtain quotes. If less than \$1000.00 the work is to be done.

**Townhouse Doors**

The Property Manager is requested to develop quotes for painting the entrance doors.

**Parkade-Storage Items**

**All owners are reminded to remove storage items from their stalls. Fire regulations state that only vehicles and trailers may be in the parkade.**

**Exterior Cleaning**

Consideration will be given to doing some exterior cleaning in the spring.

**CORRESPONDENCE**

An owner has expressed concerns regarding staircase railings pulling away from the building. The Property Manager is directed to have this work done. Also a request to install a motion detector light is approved.

An owner has expressed concerns regarding having to remove items from their parking space while other spaces have storage items.

An owner has expressed concerns regarding the breaker in the recreation room going too easily. This is being repaired. Also, a request was made to have TSN & Sportsnet activated on the recreation room TV. This will not be done as current service is free.

An owner has requested authorization to install hardwood floors though their strata lot. This is request is approved.

**ADJOURNMENT**

Being no further business the meeting was adjourned at 7:10 P.M.

The next Strata Council meeting is scheduled for Tuesday, February 23, 2010.

**ATTENTION**

Please keep these minutes on file as a permanent legal record of your Strata Corporation's business. Replacement of either minutes or bylaws will be at the owner's expense and not the Strata Corporation's.