

MOUNTAIN VIEW VILLAGE – LMS 2284
MINUTES OF THE STRATA COUNCIL MEETING
Held on Wednesday, March 2, 2011, at 6:30 p.m. in the Amenity Room

Council Present: Dawn Lagerbom
Rob Harding
Murray Comley
Ken Fedorick
Andrew Prenty

Council Absent: Nick Fairburn
Barb Brennan

Management Present: Don Nichol, Property Manager,
PACIFIC QUORUM PROPERTIES INC.
Direct Line: 604-638-1961

1. CALL TO ORDER

The meeting was called to order at 6:29 p.m. by Rob Harding.

2. ADOPTION OF PREVIOUS MEETING MINUTES

The Council reviewed the minutes of the Council Meeting held on January 19, 2011.

Carried Unanimously

3. APPROVAL OF FINANCIAL STATEMENTS

The financial statements to January 2011 were discussed. The Property Manager reported that the adjustments to the categorizing of expenses were completed as per the Treasurer's instructions.

Arrears were discussed. The Property Manager has been instructed to follow up on all arrears.

<p>The Council reminds owners in arrears please bring your account up-to-date. All outstanding accounts are subject to a monthly late payment fine as well as potential legal action to recover the outstanding amounts, according to the bylaws.</p>
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4. BUSINESS ARISING

A. Legal

1. Litigation and Settlement

A discussion and strategy for the distribution of the legal settlement funds were discussed. Dawn L. to draw up the indemnity agreements to be signed by all owners.

2. Fire Dept. Inspection

The Property Manager was instructed to have a lock changed on a commercial unit which was identified by the Fire Dept. as not being up to the fire code.

B. Building Operations

a) **Noise transfer complaint**

Council discussed options to alleviating the noise transfer from one particular suite to another. Council will obtain a quote for remediation work.

b) **Leak from Deck into Unit**

A leak has been reported from a second floor deck into a unit. The Property Manager will continue to follow up with the building warranty companies involved.

c) **Leak into a commercial unit**

A leak was reported into a commercial unit. Property manager to follow up with the unit above.

d) **Unapproved Renovation**

Now that the final invoices have been received, the property manager will charge back the owner responsible for the damages caused by an unapproved renovation.

The Council reminds owners that written approval is required for ALL renovations.

Please submit any requests for renovations in writing to the Property Manager and allow at least 21 working days to obtain the necessary approval from Council. Do not schedule any contractors until approval has been received.

Proceeding with renovations without approval may result in a fine and/or assessment of clean up or repair costs, according to the bylaws.

e) **Amenities Room Water Leak**

The Property Manager will follow up on the repair to the leak in the Amenities Room which is coming in through the balcony door. Property manager has been asked to get a second quote.

f) **Catch Basin Cleaning**

The catch basin and drain cleaning of the parking lot has been completed.

g) **Parkade Leaks**

There are three reported leaks into the parkade. The Property Manager has met with contractors for quotes to repair. Another quote was requested by council.

h) **Sprinkler Repair**

The Property Manager confirmed that the dry sprinkler systems in the underground parking lots have been repaired.

i) **Roof Leak outside of P13**

The roof leak has received a permanent repair, and the drywall work has been completed.

5. NEW BUSINESS

a) Handicap access through underground parking

It was noted that the door opening mechanism requires repair. The property manager will get two quotes.

b) Securing Commercial Parking Lot

An idea was brought forward to secure the commercial parking lot at all times. It is currently opened from approx. 8 a.m. – 6 p.m. Strata will check with the commercial businesses for their feedback on the proposal.

c) Posting Correspondence on the Strata Forum website

There was a discussion of the procedures to post items for strata council discussion on the forum. Andrew Prenty has agreed to post all Strata Council correspondence on the forum. Property Manager and Council will send all future correspondence to Andrew for posting.

6. ADJOURNMENT

There being no further business this meeting was adjourned at 8:48 p.m.

THE NEXT COUNCIL MEETING IS SCHEDULED FOR April 6, 2011.

Submitted by:

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