



## **MOUNTAIN VIEW VILLAGE STRATA PLAN LMS 2284**

**COUNCIL MEETING MINUTES  
WEDNESDAY, JUNE 22, 2011, 6:30 PM  
Amenity Room, 223 Mountain Hwy**

**COUNCIL PRESENT:**

**Dawn Lagerbom      Barb Brennan  
Rob Harding        Nick Fairburn  
Ken Fedorick**

**MANAGEMENT PRESENT:**

**Don Nichol  
Pacific Quorum Properties Inc.  
don@pacificquorum.com / direct line: 604-638-1961**

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**1.      CALL TO ORDER**

Rob Harding, Council President declared a quorum and called the meeting to order at 6:29 p.m.

**2.      ADOPTION OF PREVIOUS MEETING MINUTES**

It was

**MOVED/SECONDED**

To adopt the minutes of the Council meeting held on May 11, 2011.

**CARRIED**

**3.      FINANCIAL REPORT**

**a.      Financial Statements**

The financial statements to May, 2011 were discussed. After some discussion, the financial statements of May, 2011 were approved. The Property Manager will follow up with the charge-backs to insurance. There was a discussion with regards to setting up a roof replacement fund for the next budget. Certain financial re-allocations on the statement were brought forward.

Arrears were discussed. The Property Manager has been instructed to follow up on all arrears. There is a strata lot that is in serious arrears. Council will consider all of its legal options including going to the courts to get a conduct of sale of a unit in order to recover the funds owed to the Strata Corporation.

**The Council reminds owners in arrears to 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.**

**4. BUSINESS ARISING**

**A. Legal**

**a) Litigation and Settlement**

It was noted that all cheques have been distributed. The legal settlement matter is now closed. There are no other legal issues at this time.

**B. Building Operations**

**a) Intercom Issues**

It was noted that all intercom problems are now solved. Owners are reminded to report to the Property Manager when they encounter any intercom problems in the future so that the problems can be addressed properly.

**b) Sprinkler System**

A second quote for the leaking sprinkler system repairs will be acquired by the Property Manager and the decision to repair will be brought forward shortly.

**c) Power washing**

It was noted that power washing will be done in June, 2011 and the first week of July, 2011.

**d) Window Cleaning**

A quote for window washing has been approved and the project will follow shortly after the power washing is complete. Notices will be sent to all residents in advance.

**e) Arbour Repair**

Strata Council inspected the arbours outside of the building. Repairs and Removal of the arbours will be discussed at the next Strata Council meeting and brought forward at the Annual General Meeting.

**f) Wheelchair Access Door**

The Property Manager will obtain a quote for the repairs to the handicap access door.

**g) Leaks into Underground Parking**

The contractor will meet with a Council member on site to discuss some leak repair options with the goal of having the repair done over the next 1 – 2 months. At the same time, Council will receive a quote from the same company for replacing the damaged grates at the Mountain Highway entrance.

**h) Residential Notice Boards**

It was noted that the notice board for the elevator parkade entrance will be re-installed.

**i) Curb and Line Painting**

Council will review quotes for curb and line painting once power washing completes.

5. **NEW BUSINESS**

a) **Move In Fees**

Council is considering amending the present move in fees from \$100 to \$200 due to the rising costs of moving. This item will be brought forward at the Annual General Meeting.

b) **Window Covering Bylaw Amendment**

Council has received a number of requests for amending the window covering bylaw to include plain white curtains as an alternative to white blinds. This amendment will be brought forward for consideration at the Annual General Meeting.

c) **Owner Request for Commercial Use of a Residential Unit**

An owner has requested permission to operate a commercial business out of a residential lot. As per Bylaw 8.1, this is not allowed. The owner will be contacted with this decision. Bylaw 8.1 (a) states:

**8.1 (1) A resident of a residential strata lot shall not:**

- (a) **use, or permit any occupant of the resident's strata lot to use, the strata lot for any purpose other than a private dwelling home. No commercial activity to which the general public is invited is allowed in any residential strata lot or in the common property without the written permission of the executive of the Residential Section;**

6. **ADJOURNMENT**

There being no further business, it was **MOVED/SECONDED** to adjourn the meeting at 8:43 p.m. **CARRIED**

**THE NEXT COUNCIL MEETING IS SCHEDULED FOR AUGUST 3, 2011.**

Submitted by:

**PACIFIC QUORUM PROPERTIES INC.**

Don Nichol, Property Manager

As Agents for LMS 2284

430-1200 West 73<sup>rd</sup> Avenue

Vancouver, BC V6P 6G5

Tel: (604) 685-3828 ext. 320 / Fax: (604) 685-3845

[www.pacificquorum.com](http://www.pacificquorum.com)

*Please Note: The Real Estate Regulations may require that a vendor provide purchasers with copies of the strata corporation minutes. Please retain these minutes for your records. Replacement copies will be subject to a cost per page and can be received upon a seven (7) day advance order from Pacific Quorum Properties Inc.*