



**AVONLEA
STRATA PLAN LMS 101**

**STRATA COUNCIL MEETING MINUTES
THURSDAY, JANUARY 15, 2015, 7:00 PM**

COUNCIL PRESENT:

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

MANAGEMENT

**Patrick Frechette, Property Manager
Pacific Quorum Properties Inc.**

1. CALL TO ORDER

The meeting was called to order at 7:15 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 November 20, 2014, noting no errors or omissions.

It was:

MOVED/SECONDED (Morris/Carol)

To approve the November 20, 2014 Strata Council meeting minutes as distributed.

CARRIED

3. FINANCIAL REPORT

a. Monthly Reports

Mike McDonald, Treasurer, presented his financial report.

It was:

MOVED/SECONDED (Brian/Mike)

To approve financial statement for November 2014.

CARRIED

4. REPAIRS AND MAINTENANCE

Ongoing repairs and/or maintenance in the next year:

- a. Drain repairs and sump cleaning has been completed. Following a recent incident where 2 units were affected by water ingress in the lower level of their unit, Council agreed to budget for drain maintenance moving forward

- b. Electrical room leak fixed.
- c. Repairs to siding #1 and #11 sidewall is pending.
- d. Strata Council is developing a set of standard specifications for exterior venting when homeowners upgrade their furnace/water tanks.
- e. Gutters were recently cleaned and a few downspouts were added on sloped roof areas.

5. **PROJECTS**

a. **Depreciation Report**

Normac Appraisals completed the draft of the depreciation report. Council continued to review the report and will present the draft to the Owners at the upcoming AGM.

CORRESPONDENCE AND OTHER BUSINESS

a. **Parking Violation**

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

6. **ADJOURNMENT**

There being no further business, the meeting was adjourned at 9pm.

Submitted by:

PACIFIC QUORUM PROPERTIES INC.

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IMPORTANT INFORMATION Please have this translated

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

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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.*