



**AVONLEA
STRATA PLAN LMS 101**

**STRATA COUNCIL MEETING MINUTES
THURSDAY, APRIL 2, 2015, 7:00 PM**

COUNCIL PRESENT:

Brian Arnold	President/Landscaping
Carol Ohno	Vice President
Morris Kozoroski	Repair & Maintenance Coordinator
Mike Schmidt	Repair & Maintenance Coordinator
Alicia Churchill	Repair & Maintenance Coordinator
	Landscaping
Jason Jones	Treasurer/Landscaping

MANAGEMENT REGRETS:

**Blair Parker, Property Manager
Pacific Quorum Properties Inc.**

1.) **CALL TO ORDER**

The meeting was called to order at 7:00 p.m.

2.) **APPROVAL OF PREVIOUS MEETING MINUTES:**

The Council reviewed the minutes of the last Strata Council Meeting held on February 23, 2015, noting no errors or omissions.

It was:

MOVED/SECONDED (Churchill/Kozoroski)

To approve the February 23, 2015 Strata Council meeting minutes as distributed.

CARRIED

3.) **TREASURER'S REPORT:**

Report pending until Treasurer Jason Jones receives the latest documents from Pacific Quorum Properties Inc.

5.) **REPAIRS AND MAINTENANCE:**

a) Proposed projects:

1. Moss removal from roofs.
2. Side walls (5 units) repair/replacement.
3. Complex wide washing of vinyl siding and gutters.
4. Painting of unit front steps (anti-slip grip added to exposed entrances).
5. Camera scope and flush of all perimeter drains.
6. Replace back entry doors (6 doors in total).
7. Replace missing and/or damaged siding for units #1, #6, #7, #11 and #32.
8. Replace rotting support beam in Carwash.
9. Repair visitor parking fence and add concrete curb.
10. Add water line in Hydro Room and Garbage Facility.
11. Repair vinyl soffits in unit #22.
12. Install garage venting throughout complex.

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- b) **Garage repairs Units #11, #43 & #44**
Ceiling sections damaged by water cut away and removed by Circle Properties. Ceilings monitored for further water ingress by the home owners. Oakdale contacted to repair outdoor fascia on unit #11 and to repair the paint the ceilings of units #11 and #44. Repair of the ceiling for unit #44 pending.
- c) **Repairs to #12 and #13**
Ongoing repairs to units #12 and #13 completed, baseboards installed, new carpets installed and wall painting completed.
- 6.) **CORRESPONDENCE:**
- a) Unit #13 inquiry regarding their insurance deductible of \$500.00 that is pending reimbursed to them.
- b) Unit #40 sent in a request for further information regarding the upcoming website revamp as to the necessity of the project itself. Home owner updated with the new revised scope of the project.
- 7.) **PROJECTS:**
- a) **Deficiencies from 2014 Summer Repairs**
List of deficiencies compiled and reviewed by council with the decision to request that the original contractor repaint the fascia caulking, as the product used last year was defective and turned a crème color instead of remaining white. As well a missing vent required to be installed with repairs completed to affected flashing and fascia board for Unit #18.
- It was:
MOVED/SECONDED (Jones/Schmidt)
That deficiencies be fixed at expense of the original contractor.
CARRIED
- b) **New Website**
Initial scope of the project revised with a WordPress component to be installed onto the existing website to feature bylaws and current and past repair logs; with searches of this critical information now possible. Project budget revised to \$500.00 from \$2000.00.
- 8.) **OTHER BUSINESS**
- a) Pest control called for unit #49 for assistance dealing with a pest issue affecting their unit.
- b) Avonlea Community Barbecue - scheduled for July 25, 2015
- c) Junk Days – scheduled for September 18 - 21, 2015
- d) \$100.00 gift card for winner of the AGM draw to be purchased.
- e) Communal composting regulations to be reviewed by Jason Jones and options available to council, as outlined by the City of Burnaby, pending discussion by council.
- 9.) **ADJOURNMENT**
There being no further business, the meeting was adjourned at 8:36pm.

- 10.) **NEXT COUNCIL MEETING:**
Next council session is pending scheduling with the new property management company, Profile Properties.

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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

सबुती महत्वाची विषय वरचे विवेचे वेळीं हिमा या क्लर्क वरचाई

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.*