

Venus website: www.geocities.com/thevenusnews

LOCATION:

7:00 p.m.
Business Centre
1239 West Georgia
Vancouver, BC

**STRATA COUNCIL
2004/2005**

PRESIDENT

Roger Bateson - # 3205-7

VICE-PRESIDENT/TREASURER

Patricia Greenwood - # 1708

LANDSCAPING/BLDG. MAINT.

Rob Murray - # 2206

RULES & BYLAWS / SECURITY

Albert Loo - # 705

BUILDING MAINTENANCE

Susan Wagner - # 1902

SOCIAL AT LARGE

Elena Stafeeva - # 2805

Clinton Lee - # 2607

STRATA PROPERTY AGENT

Katie Khoo

BAYWEST MANAGEMENT

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Pager: 604-643-9735

Suite: # 303

CONCIERGE: 604-408-1185

PRESENT:

Roger Bateson
Rob Murray
Patricia Greenwood
Elena Stafeeva
Albert Loo
Susan Wagner
Clinton Lee

Katie Khoo, Baywest Management Corporation (the Agent)

(1) CALL TO ORDER

The meeting was called to order at 7:00 p.m. by the President, Roger Bateson.

(2) ADOPTION OF PREVIOUS MINUTES

It was moved and seconded to adopt the minutes of January 25, 2005 Council meeting. **CARRIED**

(3) FINANCIAL REPORTS

The Treasurer clarified that she was not able to report at the last meeting was due to her absence for family matters in Australia, and a conflict with another meeting the first week of her return to Vancouver. The Treasurer gave a thorough financial report and found no irregularities. It was moved and seconded to adopt the financial statements for November and December, 2004 and January, 2005. **CARRIED**

The Agent informed Council that a budget for an audit is included in the budget this year. Council decided to have a professional audit done as one had not been done in the last 5 years. Council will decide on the auditor at the next meeting.

(4) BUSINESS ARISING

4.1 BUILDING MAINTENANCE COMMITTEE

- The cracked P2 call button still has not been replaced by the elevator contractor. The Agent will follow up.
- A balcony has some items that should be removed. The

Agent will forward a letter to the resident requesting removal of such items.

4.2 SECURITY COMMITTEE

The Agent provided the cost of the installation of a convex mirror (plexiglass) at the D level of the

parkade. Council requested the Agent to install the mirror if the supplier can install it in a suitable location.

4.3 LANDSCAPING COMMITTEE

Council decided to replace the tall grass with other shrubs by the east pond as the tall grass could cause blockage of the pond filter. The Landscape Committee would inform the landscaper accordingly.

4.4 SOCIAL COMMITTEE

Council found that the card tables need replacement due to wear and tear. Several social events were also discussed. The Social Committee would present their proposal at the next meeting.

4.5 BYLAWS & RULES COMMITTEE

The Agent will check into the wording of the rule on artificial Christmas trees and report at the next meeting.

4.6 QUOTATIONS FOR SERVICE OF ELECTRICAL VAULT

Council reviewed the 3 quotations and decided to offer the job to the same contractor that carried out the service previously.

4.7 INSTALLATION OF AUTOMATIC DOOR OPENING DEVICE

The Agent reported the estimated cost of installation of the above device. Council found that it is not economical to install the device.

(5) CORRESPONDENCE

A resident requested Council issue an additional visitor parking pass as there are 2 residents living in a unit. Council declined the request as only 1 visitor parking pass is issued per unit according to the visitor parking rule of the strata corporation, and there are other alternatives available.

The tenants of a suite further violated the rules and bylaws of the strata corporation although previous warnings were given. Council decided to levy a fine of \$ 100 for each infraction against the tenants of the suite.

The tenants of a suite keep on causing noise disturbances to their neighbours although the concierge attended to the complaints on several occasions. Council decided that if previous warnings were issued to the tenants, a fine of \$ 200 will be levied for each violation.

(6) NEW BUSINESS

6.1 POWERWASH OF VISITOR PARKADE AREA

Council requested the Agent obtain a reference regarding the contractor who provided a quotation for powerwashing the visitor parkade without causing damage to the coating.

6.2 CARPET CLEANING AND STRETCHING

Council considered carpet cleaning every 9 months if the budget allows. Several floors require carpet stretching after the carpet is cleaned.

6.3 CIGARETTE BUTTS

A council member noted that some residents have been throwing cigarette butts down the west side of the building, littering the lawn.

Residents are reminded not to throw any cigarette butts down the building as it is a fire hazard.

6.4 EXERCISE EQUIPMENT

The upholstery of an exercise bench requires repairs. A knob is also missing in one of the equipment. The Resident Manager reported that the motor controller of the treadmill is not operating properly, causing the machine to shut down from time to time. The service contractor is trying to locate a replacement.

6.5 PAVERS AT BACK ENTRY

As some pavers are shifting due to the gentle slope at the back entry, Council considered replacing the pavers with asphalt. The Agent will obtain a quote for review at the next meeting.

6.6 WINDOW SOLAR FILM FOR MAIN LOBBY

There was a discussion regarding the solar film in the main lobby.

6.7 OIL LEAKS IN RESIDENTS PARKING STALLS

The issue of oil leaks was noted. The Agent will forward letters to those residents whose vehicles are found leaking oil in the parking stalls. It is the residents' responsibility to clean up their stalls according to the bylaws of the strata corporation.

6.8 STEP LADDER TO WHIRLPOOL

The handrails in the Jacuzzi are loose. The Agent will consult with the pool company for the recommendations on how the can be secured.

(7) NEXT MEETING DATE & ADJOURNMENT

There being no further business, the meeting was adjourned at 8:15 p.m. The next meeting was scheduled for April 12, 2005.