

VENUS - STRATA PLAN LMS 3963

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

101 - 1965 WEST 4TH AVENUE

VANCOUVER, BC V6J 1M8

Email: kkhoo@baywest-mgt.ca

Phone: 604-257-0325

Fax: 604-736-5044

Direct Line: 604-714-1525

RESIDENT MANAGERS

Philip & Sandra Morton

Phone: 604-307-4704 cell

Office: 604-408-1419

Pager: 604-643-9735

Suite: # 303

CONCIERGE: 604-408-1185

PRESENT:

Roger Bateson
Rob Murray
Patricia Greenwood
Elena Stafeeva
Susan Wagner

REGRET:

Albert Loo
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 March 8, 2005 Council meeting. **CARRIED**

(3) FINANCIAL REPORTS

The Treasurer gave a financial report and found no irregularities. The Agent was requested to issue two lien warning letters. It was moved and seconded to adopt the financial statements for February, 2005. **CARRIED**

Council reviewed the quotations for an audit and decided to engage the service of the accounting firm, Reid Hurst Nagy, to audit the financial record for the last fiscal year.

(4) BUSINESS ARISING

4.1 BUILDING MAINTENANCE COMMITTEE

- The motor controller of the treadmill was replaced and a new bench was on order. The step-machine as been fixed.
- A plate needs to be replaced in the men's shower.
- Council approved the replacement of one handrail with a sturdy one for the whirlpool. The other handrail will be installed if necessary.
- As the exercise (cardio) machines are very popular, it was moved and seconded to implement a rule that users

are to limit their use of each exercise machine to 30 minutes per session. **CARRIED**
Signage will be posted accordingly.

- During the next clean up of the fountain, Council requested the piping be covered by rocks.

- Council requested a contractor power wash a sample area in the visitor parking area and would approve the work if the result is satisfactory.

4.1.1 OUTSTANDING WARRANTY ITEMS

As the window installer of the developer has not completed the warranty items relating to repair/replace window stoppers and loose metal panels, Council requested the Agent write to the developer requesting a timeline for such repairs.

4.1.2 PROPOSAL FOR GYM – CONSIDERATION FOR NEXT BUDGET YEAR

- Trade in current treadmill and one bicycle for a new treadmill.
- Improve ventilation for the gym.
- Purchase second cross-trainer.

4.1.3 PROPOSAL FOR BALLROOM – IF BUDGET ALLOWS OR FOR NEXT BUDGET YEAR

- Purchase of a convection oven.
- Installation of mirrors along one wall. – next budget year
- Improve lighting by replacing existing bulbs with compact fluorescent with a dimmer if possible.
- Replace missing drapes
- Purchase of new card tables
- Replace carpeting with tiles or linoleum

4.2 SECURITY COMMITTEE

Council noted that various vehicles have been parking in a particular resident stall at different times of the day. Council requested the Agent write to the stall user enquiring whether he has rented the stall to non-residents, as rental of resident parking stalls to non-residents is not allowed.

4.3 LANDSCAPING COMMITTEE

Council commented that there is an improvement in the landscaped grounds with the new landscaper.

4.4 SOCIAL COMMITTEE

There was no report from the social committee.

4.5 BYLAWS & RULES COMMITTEE

The Agent reported to Council of the findings of the rule relating to restriction of Christmas trees in the building. As rules govern common areas, it was moved and seconded to implement a rule that no cut Christmas trees are allowed to be transported in any part of the common areas, including stairwells, elevators, lobbies, and hallways. CARRIED

There were several reports of residents using the party room, media room or ballroom with 10 to 20 guests, without booking for exclusive use. It was moved and seconded to implement a rule that more than 6 guests per unit requires booking of the facility, a booking fee, and a damage deposit. This will apply retroactively. CARRIED

Council will consider to increase the rental fee of the ballroom to \$ 100.00 at the budget meeting in the fall. It will presented in the next AGM.

(5) CORRESPONDENCE

Council requested a letter be sent to the owner of the strata lot regarding a fine for not booking an elevator for moving.

The residents of a suite keep on causing noise disturbances to their neighbours although the concierge attended to the complaints on several occasions. Council decided that a further fine of \$ 200.00 be levied for each repeat offence.

Council requested a letter be sent to a resident who is storing wooden panels on the balcony.

Further to the correspondence sent to the owner of a suite regarding his tenants' conduct, the owner reported that his tenants would move out by mid-month.

(6) NEW BUSINESS

6.1 UPDATE ON RELOCATION OF GARBAGE ROOM

The masonry contractor will be available in mid-May to commence the work. In the meantime, the electrician had installed a separate power outlet and the pedestrian door frame has been delivered. The overhead door is on order. After the relocation of the garbage room, the existing space will be used for a workshop. A potting bench will also be installed.

6.2 QUOTATION FOR INSTALLATION OF CONCRETE / ASPHALT AT BACK LANE DRIVEWAY

Council reviewed the quotations for the installation of concrete / asphalt of the driveway at the back lane. Council tabled the issue until a master plan is developed.

The Council President left the meeting at this time.

6.3 SUMMER STUDENT

Council discussed the hiring of a summer student for carrying out painting and others tasks in various areas of the building. It was moved and seconded to hire directly a summer student to carry out the work under the supervision of the Resident Manager. CARRIED

Council requested a scope of work be provided for budget purpose. Council will finalize the details at the next meeting.

(7) NEXT MEETING DATE & ADJOURNMENT

There being no further business, the meeting was adjourned at 8:30 p.m. The next meeting was scheduled for May 31, 2005.