

**Venus website: [www.geocities.com/thevenusnews](http://www.geocities.com/thevenusnews)**

**LOCATION:**

6:30 p.m.  
Business Centre  
1239 West Georgia  
Vancouver, BC

**STRATA COUNCIL  
2004/2005**

**PRESIDENT**

Roger Bateson - # 3207

**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**

300 - 1770 BARRARD ST.

VANCOUVER, BC V6J 3G7

Email: [kkhoo@baywest-mgt.ca](mailto: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: 778-888-1185**

**PRESENT:**

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

Katie Khoo, Baywest Management Corporation (the Agent)

**(1) CALL TO ORDER & GUEST**

The meeting was called to order at 6:30 p.m. by the President, Roger Bateson.

**Guest:** Philip Morton, the Resident Manager, attended the meeting upon the request of Council to report on mechanical works carried out by the mechanical contractor. The Agent provided Council with a comparative quotation for the mechanical preventive maintenance. Council decided to monitor the performance of the current contractor over the next few months.

**(2) ADOPTION OF PREVIOUS MINUTES**

It was moved and seconded to adopt the minutes of August 2, 2005 Council meeting. CARRIED

**(3) FINANCIAL REPORTS**

The Treasurer gave a financial report for July, 2005 and found no irregularities to report. There are a few expenses that need to be considered for an increase amount when preparing next year's budget. It was moved and seconded to adopt the financial statements for July, 2005. CARRIED

**(4) BUSINESS ARISING**

**4.1 BUILDING MAINTENANCE COMMITTEE**

**4.1.1 PAVERS AT DRIVEWAY**

The work for paving the driveway of the parkade entry commenced. It would take 5 days for each section to cure properly. Council is satisfied with the work completed to date.

**4.1.2 GARBAGE ENCLOSURE**

The City finally issued the minor amendment to the development permit and building permit for the garbage enclosure in the parkade in writing. The Agent also obtained the sprinkler permit. The masonry work will soon be completed. The garbage compactor will be re-located once the pavers are completed and cured properly.

#### **4.1.3 EXERCISE EQUIPMENT MAINTENANCE**

It was noted that the treadmill stops midway from time to time. The fitness maintenance contractor also needs to check the handle-grips of the cross trainer which come off.

#### **4.1.4 SECOND RAILING FOR SPA**

Council requested the Agent obtain a quote for the 2<sup>nd</sup> railing to be installed at the spa.

#### **4.2 SECURITY COMMITTEE**

There was no report from the security committee.

#### **4.3 LANDSCAPING COMMITTEE**

The landscaper needs to clear the weeds in the gas meter cage at the upper stairwell. Arrangement will be made to provide access.

#### **4.4 SOCIAL COMMITTEE**

A social get together will be arranged by the Social Committee. The Social Committee will post up details on the notice boards.

#### **4.5 BYLAWS & RULES COMMITTEE**

The Agent reviewed the rules to be ratified at the upcoming Annual General Meeting. Council also discussed the bylaws to be presented to the owners. Council decided to present bylaws regarding smoke problems, and the number of occupants allowed in a suite. The Bylaw Committee will finalise the wordings.

#### **4.6 DIRECT ENERGY BUSINESS SERVICES (DIRECT ENERGY)**

Direct Energy purchases gas in advance which could minimize the effect of increases in gas costs. Council met with the representative from Direct Energy and decided to proceed with Direct Energy for the purchase of gas, effective November 1, 2005.

#### **(5) CORRESPONDENCE**

An owner wrote requesting a bylaw be proposed relating to excessive smoking on the balconies. This owner wrote in agreement with another owner who wrote previously regarding the same issue. . Council addressed the concern as noted under Bylaws and Rules Committee.

An owner and her guest wrote regarding a concern with the night concierge. The Agent informed Council that the manager of the concierge has addressed the issues with the night concierge accordingly.

Another owner wrote regarding the way that the night concierge approached his guest. Council found that the night concierge is conscientious in enforcing the parking rules, but will have the manager of the concierge train him.

Council reviewed the response from an owner who acknowledged the letter and that he has followed the rules of the strata corporation.

**(6) NEW BUSINESS**

**6.1 DRAFT PROPOSED BUDGET**

Council reviewed the draft budget and requested the Agent make some amendments. The Agent will forward the revised budget for Council's approval.

**6.2 AGM AGENDA & ¾ VOTES**

The Agent discussed the agenda of the meeting, which includes ratification of rules and proposed ¾ votes. The agenda will be finalized next week.

**6.3 SCHEDULE OF ANNUAL GENERAL MEETING**

The Annual General Meeting was confirmed for October 17, 2005 in the Ballroom.

**6.4 WINDOW CLEANING**

Window cleaning was scheduled for October 3, 2005.

**(7) NEXT MEETING DATE & ADJOURNMENT**

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