

STRATA COUNCIL MEETING
VAS 2893 North Oaks
Wednesday, August 29th, 2018, 9:30am
Location: SL 18

COUNCIL MEMBERS PRESENT: SL 3, SL 4, SL 10, SL 17, SL 18, SL 19, SL 22.

OTHER OWNERS PRESENT: SL 23

OPENING OF MEETING: the meeting was called to order at 9:26 am by Chair SL18. The chair welcomed SL 23 to the meeting.

APPROVAL OF AGENDA: motion to approve Agenda: moved by SL 4, seconded by SL 3, approved.

APPROVAL OF COUNCIL MEETING MINUTES OF: June 26th, 2018. Motion to approve Minutes: moved by SL 22, seconded by SL 19, approved.

OLD BUSINESS:

- a) Report on Fortis Study - SL 23: in response to a petition brought forward at the 2018 Annual General Meeting to install Fortis Gas in the complex, SL 23 and SL 4 undertook to survey the owners on the matter prior to contacting Fortis. This involved emails and personal conversations. If there was an indication of favour to the proposal, the matter would proceed. There were found, however, to be too many negative responses for there to be a 3/4 majority vote favourable to bringing Fortis into the complex. The matter, therefore, has been closed without proceeding further. Council extends thanks to SL 23 and SL 4 for their diligence in following up on the petition.
- b) Windows - SL 18: the small back room window replacement for SL 25 has arrived but has not yet been installed. The owner of SL 24 will take responsibility for the screen replacement of the small kitchen window.
- c) Ants - SL 3, SL 18: ants are still around the complex. Please be diligent in treating ants if they are in your area. If you spot an infestation, please contact Council. Thank you.
- d) Dryer Vent Cleaning - SL 19: the cleaning went well overall, with one report of damage. Council contacted the company. The owner and the company will undertake the repair.
- e) Gardeners - SL 10: some mowing has been halted due to the drought conditions. The recent smoke in the air interfered with the work schedule, as well. Some hedges remain to be trimmed. Council will consult with the gardeners to review the schedule as well as the terms of their contract, as it is coming up for renewal.
- f) Form to Acknowledge Alterations to a Strata Lot - SL 18, SL 22: a form has been prepared for owners for the purpose of having the work on record.

CORRESPONDENCE - SL 17:

- a) response to SL 16, acknowledging notification of bathroom renovation;
- b) response to SL 14, acknowledging notification of solarium build;
- c) from realtor, requesting dimensions of unit garage;
- d) response to realtor with garage dimensions;
- e) from SL 24, clarifying problem with window screen, not window itself;
- f) from SL 6, requesting approval of painting outside steps in the back of unit;
- g) to SL 6, with approval for painting steps;
- h) from SL 7, requesting permission for friend to park car on premises while away;
- i) response to SL 7, giving permission for parking, with conditions;
- j) from notary public, with forms for sale of SL 14;
- k) notice to residents regarding upcoming dryer vent cleaning;
- l) from SL 24, response to dryer vent cleaning notice and inquiry;

- m) from SL 1, inquiry regarding dryer vent cleaning;
- n) from SL 7, inquiry regarding dryer vent cleaning;
- o) to SL1, response to inquiry;
- p) to SL 7, response to inquiry;
- q) from Council to dryer vent cleaning company, requesting clarification of order of units to be cleaned;
- r) dryer vent cleaning company response;
- s) from SL 14, requesting order of cleaning of the dryer vents;
- t) to SL 14, response to request;
- u) notice to residents with additional information about the dryer vent cleaning;
- v) from SL 24, response to notice;
- w) from SL 16, requesting Council be given access so dryer vent cleaning may be done;
- x) to SL 16, with arrangements;
- y) from SL 7, report of damage to floor when dryer vent cleaning was done;
- z) from SL 7, inquiry of method used to secure vent hose to wall;
- aa) to SL 7, requesting more information about the cleaning company's time in the unit;
- bb) from SL 7, with additional information;
- cc) to dryer vent cleaning company, describing damage in SL 7 and asking for comment;
- dd) response from dryer vent cleaning company;
- ee) to SL 7, advising to deal directly with the company to arrange repairs;
- ff) notice to residents regarding garden trimmings collection.

FINANCIAL - SL 10:

JULY STATEMENT -

Assets -	\$ 131 178.77
Beginning Bank Balance -	\$ 15 791.20
Deposit -	\$ 3 492.57
Total Withdrawal -	\$ 3 078.16
Bank Total -	\$ 18 250.44

Motion to approve the July Financial Statement: moved by SL 10 , seconded by SL 03, approved .

NEW BUSINESS:

- a) Home Inspection of Strata Exteriors - SL 10: the recommendation was put forward to have the exterior of our buildings inspected to determine needed upkeep and repairs, and these to be put in priority order. The last inspection was in 2011, and the cost this time would be only slightly greater. Approval was requested. Action: moved by SL 10, seconded by SL 19, to hire the company to inspect the exteriors and provide recommendations. Motion was approved unanimously.
- b) Attendees for CHOA Fall 2018 Education Program, Wednesday, October 3rd - SL 18: SL 22, SL 4 and SL 19 will attend.
- c) Reminder of Bylaws - SL 10, SL 3: this item has been deferred until after the CHOA Education Program.
- d) Front Screen Door - SL 18: SL 20 will arrange to either repair or replace the existing front screen door.
- e) List of Strata Council's Responsibilities - SL 18: Council discussed the scope of its responsibilities and those of the strata lot owner.
- f) Gutters - SL 18: as the summer draws to a close, the inclement weather is on the way. Council will organize a gutter cleaning in the near future to ensure we are ready.

NEXT MEETING DATE: the next scheduled Strata Council Meeting will be held on Wednesday, October 10th, at 9:30am in SL 22..

ADJOURNMENT: the meeting was adjourned at 11 am. Moved by SL 18, approved.

