



MOUNTAIN VIEW VILLAGE STRATA PLAN LMS 2284

**COUNCIL MEETING MINUTES
WEDNESDAY, AUGUST 3, 2011, 6:30 PM
Amenity Room, 223 Mountain Hwy**

COUNCIL PRESENT:

**Dawn Lagerbom Barb Brennan
Rob Harding Murray Comley
Ken Fedorick**

MANAGEMENT PRESENT:

**Don Nichol
Pacific Quorum Properties Inc.
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1. CALL TO ORDER

Rob Harding, Council President declared a quorum and called the meeting to order at 6:35 p.m.

2. ADOPTION OF PREVIOUS MEETING MINUTES

It was
MOVED/SECONDED
To adopt the minutes of the Council meeting held on June 22, 2011.
CARRIED

3. FINANCIAL REPORT

a. Financial Statements

The financial statements to June, 2011 were discussed. The Treasurer had reviewed the statements and found them to be in order.

It was **MOVED/SECONDED** (Harding/Brennan) to accept the financial statements to June, 2011.

CARRIED

b. Arrears

Arrears were discussed. The Property Manager has been instructed to follow up on all arrears.

**The Council reminds owners in arrears to please bring your account up-to-date.
All outstanding accounts are subject to a monthly late payment fine as well as
potential legal action to recover the outstanding amounts, according to the bylaws.**

4. BUSINESS ARISING

A. Legal

There is nothing to report at this time.

B. Building Operations

a) Flooring in Amenities Room / Leak

Council has approved the quote for the entry flooring. The Property Manager will contact suppliers to install the threshold flooring and action on the repair to the door.

b) Sprinkler Leak

Another quote for the leaking sprinkler system repairs will be acquired by the Property Manager and the decision to repair will be brought forward shortly.

c) Power washing

It was noted that power washing was completed.

d) Drain Cleaning

A quote will be sought for the clearing of all residential balcony drains.

e) Repairs to 2nd floor hallway

The second floor hallway drywall repairs have been completed.

f) Wheelchair Access Door

The Property Manager will obtain a quote for the repairs to the handicap access door.

g) Leaks into Underground Parking

The contractor will meet with a Council member on site to discuss some leak repair options with the goal of having the repair done over the next 1 – 2 months. At the same time, Council will receive a quote from the same company for replacing the damaged grates at the Mountain Highway entrance.

h) Corner Guards

The Property Manager will obtain quotes for the installation of corner guards to protect the drywall corners.

i) Curb and Line Painting

It was noted that line painting of the surface lot will be completed in August, 2011.

j) Fire Doors

It was noted that the door knobs and door closers will be repaired.

5. NEW BUSINESS

a) Requests for Renovations

A reminder to all residents that a minimum of one-month notice is required for renovation approvals and complete details of any proposed renovations must be included in the request.

b) Parkade Power Washing

The Property Manager will gather quotes for the power washing of the commercial / residential underground parkade.

- c) **Annual General Meeting**
The date of the Annual General Meeting has been set for **September 28, 2011**. More information will be forthcoming as the date draws nearer.

6. **ADJOURNMENT**

There being no further business, it was **MOVED/SECONDED** to adjourn the meeting at 8:54 p.m. **CARRIED**

THE NEXT COUNCIL MEETING IS SCHEDULED FOR AUGUST 31, 2011.

Submitted by:

PACIFIC QUORUM PROPERTIES INC.

Don Nichol, Property Manager

As Agents for LMS 2284

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Please Note: The Real Estate Regulations may require that a vendor provide purchasers with copies of the strata corporation minutes. Please retain these minutes for your records. Replacement copies will be subject to a cost per page and can be received upon a seven (7) day advance order from *Pacific Quorum Properties Inc.*