



WILLOWS STRATA PLAN NW 1389

STRATA COUNCIL MINUTES
TUESDAY, JANUARY 28, 2020, 6:30PM

COUNCIL PRESENT:

Che Robbertze
John Pustai
Janet Bremner
Mark Attar

COUNCIL REGRETS:

Damarias Campbell

MANAGEMENT PRESENT:

Martin Carey, Property Manager
Pacific Quorum Properties Inc.
mcarey@pacificquorum.com / Direct line: 604-634-3040

1. **CALL TO ORDER**

The meeting was called to order at 6:30 p.m.

2. **GUEST BUSINESS**

A unit owner attended the meeting to discuss a recent bylaw infraction letter they received. Council thanked the owner for attending the meeting.

3. **ADOPTION OF PREVIOUS MINUTES – October 1, 2019**

It was

MOVED/SECONDED

To adopt the minutes of the October 1, 2019 Council meeting as presented.

CARRIED

4. **FINANCE**

a. **Financial Statements – To December, 2019**

Council reviewed the statements to December, 2019.

It was

MOVED/SECONDED

To approve the financial statements to December, 2019 as presented

CARRIED

b. **Insurance Renewal Invoice**

Council agreed to pay the insurance invoice from the CRF temporarily and repay throughout the fiscal year.

5. **PREVIOUS BUSINESS**

a. **Hallway Heaters**

Council confirmed that the hallway heaters have been replaced with upgrades in a number of locations in both buildings.

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b. **Parking Gates**

Council agreed to proceed and install a backup battery for the parkade gates in the electrical room in both buildings.

c. **Painting Resolution**

Council reviewed a number of painting proposals for the common hallways, stairwells, lobbies and laundry rooms in both building. It was agreed to proceed and present a resolution on the matter at the Annual General Meeting.

6. **BUSINESS ARISING**

a. **Budget**

Council reviewed the draft proposed budget for the upcoming fiscal year to be presented to owners at the Annual General Meeting and requested Management make a number of revisions prior to the Annual General Meeting.

b. **Depreciation Report – Renew/Waive**

Council agreed to present resolutions to the owners at the Annual General Meeting to approve or waive the obtaining of a depreciation report for the strata corporation.

c. **Resolutions – Camera/Fob Readers**

Council agreed to present resolutions to the owners at the Annual General Meeting to approve obtaining security cameras and fob readers for both buildings. Council reviewed a number of proposals for camera and fob readers.

d. **Resolution – Bylaws**

Council did a final review of the bylaws after obtaining owners feedback at the recent town hall meeting. The bylaws will now be presented to the owners at the upcoming Annual General Meeting.

e. **Repiping Project**

Council advised that the case at the Small Claims Court in relation to the repiping project had ended as the strata agreed to pay C&C Mechanical the outstanding invoices due for project. The Council has recently collated information on the diverters in all units and will monitor and repair as required. It has also been noted that the crane over-swing are behind and that the Property Manager will follow-up with them to catch up on payments.

f. **Owners Emails**

Council reviewed a number of owner's emails in relation to noise and pet bylaws infractions and requested Management follow up and send letters to the relevant unit owners.

g. **Building Leak Repaired**

It was confirmed that BC Hydro were notified in relation to the water from the electric box in the 1121 Building and that the perimeter drain at the rear of the property had been repaired.

h. **Damaged Trees**

Council discussed the trees being damaged at the rear of the property as a result of the ongoing construction. It was agreed to document the damage and follow up at the end of the project.

7. **TERMINATED**

There being no further business to discuss at this time, the meeting was terminated at 8:20 p.m.

<p>THE NEXT COUNCIL MEETING SCHEDULED IS: <u>AGM – MONDAY, FEBRUARY 24, 2020</u></p>
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Submitted by:

PACIFIC QUORUM PROPERTIES INC.

Martin Carey, Property Manager

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これはたいせつなお知らせです。どなたかに日本語に訳してもらってください。

알려드립니다 이것을 번역해 주십시오

समूची माहिती विचार करावे किने येले दिता हा सुल्लेख करावा

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