

**MINUTES OF COUNCIL MEETING
STRATA CORPORATION VR 1934
'WESTVIEW PLACE'**

Held: Tuesday, March 17, 2009 at 7:00 p.m. in Suite #1002 - "Westview Place"
1166 West 11th Ave., Vancouver, BC

Present:	Dr. Anthony Boulton	President	Suite #1002
	Roy Thomas	Vice President	Suite #203
	Louise Neal	Secretary	Suite #102
	Keenan Charles	Treasurer	Suite #1001
	Donna Smart		Suite #901
	Adrian Lipsey	Bayside Property Services Ltd.	
Regrets:	David Saab		Suite #202

CALL TO ORDER

The Meeting was called to order at 7:02 p. m. by the President.

PREVIOUS MINUTES

It was moved/seconded (Boulton/Neal) and carried, to approve the Minutes of the Council Meeting held January 27, 2009, as previously circulated by Bayside Property Services Ltd.

BUSINESS ARISING FROM PREVIOUS MINUTES

1. SECURITY CAMERAS

Coordination of the installation has been delayed as the salesman has been handling a larger workload than usual due to his boss being off work with heart problems. The installation will be arranged as soon as possible.

2. ROOF ANCHOR INSPECTION

The inspection will be arranged when building keys are available from other contractors who are working on-site.

3. COMMON AREA CARPET REPLACEMENT AND HALLWAY PAINTING

An information meeting was held for viewing of carpet and paint samples. The selection was narrowed down to one carpet sample and one combination of paint colors for the walls and doors. It was agreed that the committee will attempt to arrange for a paint professional from the supplier provide to feedback regarding the carpet and paint samples chosen by the Owners.

4. POWER SMART UPGRADES

All work is complete.

5. GARBAGE & RECYCLING

Council reviewed an updated recycling notice from the City of Vancouver; and made some changes to the notice previously circulated by Bayside. The updated material will be delivered to Owners and tenants.

6. PLUMBING/MECHANICAL UPGRADES

All work is complete but there have been complaints of lower water pressure on the 10th floor. Latham's has been contacted to investigate.

FINANCIAL REPORTS

1. It was moved/seconded (Charles/Boulton) and carried to approve the monthly financial reports prepared by Bayside for January 2009.
2. Accounts receivable: Council reviewed the accounts receivable list as at March 17, 2009 and instructed Bayside to collect all outstanding amounts as required.

NEW BUSINESS

1. REPAIRS

Prior to the meeting, arrangements were made with the handyman for various minor repairs, plus delivery of 30 bags of ice melt for next year. Council wants the ice melt stored in the sprinkler room instead of the hallway mechanical closets.

2. ELEVATOR AND MOVING

Council instructed the Property Manager to send a letter to an Owner regarding their tenant locking-off the elevator for 2 hours while moving. Owners are reminded that the key is provided to facilitate locking-off the elevator while actually moving items in and out of the elevator but the **elevator must not be locked-off during the entire move!** Owners can be fined for tenant abuse of the elevator privileges.

3. NOISE COMPLAINTS

Ongoing problems have arisen from one suite due to frequent and regular noise caused by hard surface flooring. Ever since the installation of the flooring there has been inconvenience for the resident below. Council has tried to resolve this problem without success. There was lengthy Council discussion of the history of the problems which have arisen from this tenanted suite. Problems have arisen with each tenant living in the suite. Council has determined that the noise problems are intolerable and must be resolved by covering up the hard surface flooring. Council instructed the Property Manager to write letters to both the rental agent responsible for the suite and to the Owner. As a result of the ongoing problems with noise, Council will be recommending a Bylaw change at the upcoming A. G. M. to prohibit new hard surface flooring installations.

4. NOTICE TO NON-RESIDENT OWNERS

Council instructed the Property Manager to once again remind non-resident Owners regarding the responsibility for the actions of their tenants (for example: elevator use, noise problems, garbage and recycling abuses, in-suite repairs, etc). Owners may be fined for the actions of their tenants which are contraventions of the Bylaws.

There being no further business to discuss, the meeting was terminated at 8:34 p. m. on a motion by the President.

The next Council Meeting for Strata Plan VR 1934 "Westview Place" is scheduled for Tuesday, May 26, 2009 at 7:00 p.m. in suite 1002 - 1166 West 11th Ave. Vancouver.



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ALL/

EMERGENCY CALLS TO BAYSIDE

For after hours, holiday, or weekend emergencies, **DO NOT** call the property manager's direct line or send an e-mail. **You need to call 604-432-7774** if you are calling regarding anything that cannot wait until the next business day.

Weekend / Holiday / Evening Service Call Instructions

Should you encounter a situation requiring emergency attention, please contact Bayside's office at 432-7774 and advise the operator of the situation giving as many details as possible. Ensure that you state it is an emergency and leave your name and telephone. Your call will be returned promptly by the on-call property manager so please keep your telephone line free in order that the emergency may be addressed. Your cooperation in this regard is appreciated.

**** Recent recommendations to the Real Estate Regulations require a vendor to provide purchasers with copies of minutes. Please retain these minutes provided to you, at no cost, as replacement minutes will be subject to payment of a fee.**