



## **NORTH TEMPLETON STRATA PLAN VR 2547**

**STRATA COUNCIL MINUTES  
THURSDAY , JANUARY 19, 2012 7:00PM**

**PRESENT:** Josee Tremblay, Edmund Ho, Hilda Perez

**REGRETS:** Karli Weinmaster, Alex Goldkind,

**AGENT:** **Pacific Quorum Properties Inc.**  
Rick Dean, Direct Line: 604-638-1970  
[rick@pacificquorum.com](mailto:rick@pacificquorum.com)

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### **1. CALL MEETING TO ORDER**

The meeting was called to order by Josee Tremblay, Strata President at 7:00 p.m.

### **2. APPROVAL OF MINUTES**

It was **MOVED/ SECONDED** to approve the minutes dated November 2, 2011 as circulated.  
**CARRIED**

### **3. BUSINESS ARISING**

#### **a) Annual General Meeting Update**

- i) Interior Painting – A second quote was presented to paint the interior of the building. The two quotes were within \$100.00 of each other. This project will be put on hold until the next fiscal year.
- ii) Tree Pruning – The large trees on Oxford Street will be pruned by the City of Vancouver in the Spring.
- iii) Drain Maintenance – At this time there has been no concerns reported and will continue to monitor.
- iv) Legal Fees – At this time the Strata Council is considering small claims action.
- v) Patio Re-sloping- This will continue to be monitored.

### **4. FINANCIAL BUSINESS**

#### **a) Financial Statements**

The financial statements for December 2011 were tabled until the next meeting.

#### **b) Arrears**

It was noted that a number of owners are in arrears. Please ensure that your account is up to date so that the maintenance at the building can be done in a timely manner and does not cause any inconvenience to all owners.

## **5. CORRESPONDENCE**

A number of arrears letters were sent out, owners are reminded to keep their accounts up to date to avoid fines and other legal actions. By keeping your account up to date any maintenance projects can be completed in a timely manner. An owner had sent in a letter with concerns of the noises the heating pipes are making and the Strata Manager investigate this matter.

## **6. NEW BUSINESS**

### **a) Cleaning Contractor**

The Strata Council was presented with quotes for semi annual cleaning. It was also discussed in possibly change the existing cleaner with a cleaning company. A couple of Strata Council members are volunteering to clean the walls and fixtures of the building. If anyone else would like to help, please contact the Strata Manager.

### **b) Preventative Maintenance/Long Term Planning**

The Strata Manager presented a preventative maintenance program and a long term plan for the building. These items will take some time to finalize and will help in the maintenance and planning for the building in the future.

### **c) Base Board Heater**

The base board heater in the lobby was cancelled at this time; it is not feasible for the building.

### **d) Garbage.**

It has been noted that a number of people are leaving their household garbage outside in the common area hallways. Please dispose of your garbage appropriately, by doing so will prevent odours, pests and extra cleaning. Please be considerate to other residents.

### **e) Vehicles**

All vehicles, including motorcycles and trailers **MUST** be insured. If you have storage insurance, please send a copy to the Property Manager in order to alleviate fines.

## **7. NEXT MEETING**

The next Council meeting is to be announced.

## **8. ADJOURNMENT**

As there was no further business to discuss, the meeting was adjourned at 8:06 pm.

### **PACIFIC QUORUM PROPERTIES INC.**

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