

MINUTES OF COUNCIL MEETING
STRATA PLAN LMS-3170
SOLO DUO TREO

HELD: On Monday, November 23 2009 at 7:00 p.m. in Club Solo, 2228 Marstrand Avenue, Vancouver, B.C.

PRESENT: Howard Olsen Co-President
Dominic Mattman Treasurer
Christine Funk Landscaping

REGRETS: Marc Prefontaine Co-President
Shawn Aslani

STRATA AGENT: Bunny Porteous, Vancouver Condominium Services Ltd.

The meeting was called to order at 7:00 p.m.

MINUTES

It was moved, seconded and carried to adopt the minutes of the October 28, 2009 council meeting, as circulated.

FINANCIAL REPORT

1. **Monthly Statement:** Following review it was moved, seconded and carried to adopt the October 2009 financial statement, as presented. Any owner wishing a copy of the strata corporation's financial statements should contact Vancouver Condominium Services Ltd. during regular business hours, 9:00 a.m. to 4:30 p.m., Monday to Friday.

2. **Account Balances:** The current balances for the 9th month ending October 31, 2009 in the appropriate funds are as follows:

- Total Cash Balance \$417,863.04 (including CRF Balance)
- CRF Balance \$ 80,874.75 (Contingency Reserve Fund)
- Exterior Maintenance Project \$ 84,127.77

3. Arrears: The strata agent advised the strata council that payment in full has been received from one of the two owners with liens filed against their account for outstanding significant balance. The strata corporation's legal counsel has sent a demand letter to the owner in arrears with a lien filed against their strata lot requesting payment within 14 days or foreclosure proceedings will commence.
4. Budget: The strata agent distributed a draft budget for the fiscal year commencing February 1, 2010 for the strata council's review. The draft budget is for discussion purposes only and once the draft audit is completed the budget will be finalized and attached to the AGM notice.

BUSINESS ARISING

1. Exterior Maintenance Project Update: Alumni Restoration is proceeding to complete the minor deficiencies identified by the owners following the completion of the exterior maintenance project and the installation of a drain to redirect the stream which flows into the Solo parkade.

The strata agent will contact the building manager to power wash the parkade area where the additional drain was installed to re-direct the stream.

2. Landscaping: The strata agent was directed to contact the owners on the ground floor of the Treo building (Vine Street) to obtain recommendations to upgrade the grass strip in front of the Treo building. The strata council has received several recommendations and quotes with estimated quotes between \$3,000 – \$3,500, which is not within the landscaping budget. The strata council is seeking recommendations to increase the aesthetics of the grass strip and at a reasonable cost.
3. Elevator/Vibrations: Vibrosonic Engineers has been contracted to review an owners' concern with vibrations in the elevators of the Solo building. Vibrosonic will visit the owners' unit and elevator room and submit a brief report for the strata council's review.
4. Dryer Vent Cleaning: National Air has completed the dryer vent cleaning from the inside and outside in the Solo, Duo and Treo buildings. Approximately 15% of the units were not available for the completion of the dryer vent cleaning from the inside, as follows:

Any deficiencies, damages or blocked vents incurred in the noted units above within the next 10 months, will be the responsibility of the owner to repair.

- Solo Building Penthouse 4, Penthouse 8, Unit 603, 604, 607, 613, 614, 501, 505, 507, 315, 208, 209, 212, 213, 106, 110, 112
- Duo Building 408, 411, 309, 311, 312, 313, 205, 213, 101, 104, 106, 110
- Treo Building 407, 102, 111, 112

Any deficiencies, damages or blocked vents incurred in the noted units above with the next 10 months will be the responsibility of the owner to repair.

5. Dryer Vent Investigation – Unit #514: National Air Technologies completed a review of the water dripping from the dryer vent exhaust on the exterior of the unit 514 and determined a booster fan was required to increase the flow of moisture from the dryer vent to the exterior. The strata council approved National Air Technologies to contact the owner to schedule the installation.
6. Leak Unit 502: Spratt Emanuel completed an investigation on the water infiltration into unit 502 (Solo) and determined that membrane on the small roof area has failed. SEE has recommended membrane replacement but to alleviate moisture in the short-term, until weather permits to replace the membrane, an application of patching material be applied. The strata agent has requested SEE proceed with the temporary compound to stop any further water infiltration.

CORRESPONDENCE

Owners are invited to write council via the management company regarding any strata matters.

1. There was no correspondence.

NEW BUSINESS

1. It has been brought to the strata council's attention that several residents are storing unauthorized items in their parking stalls which is not only in violation of the strata corporation bylaw 9.(2) but also a City of Vancouver fire code violation.

9. Use and protection of decks, balconies and parking stalls

- (2) No storage is permitted on decks, parking stalls or patios, except for seasonal furniture on patios and decks unless approved, in writing, by the strata council.

Notices will be posted on owner vehicles who are not in compliance with the bylaw, requesting removal of unauthorized items within 10 days or a bylaw fine in the amount of \$200 will be assessed against the owners.

Empty parking stalls will assist in deterring vandalism.

2. Damaged Cladding: While Spratt Emanuel was on site to complete the final site review for the Exterior Maintenance Project, the engineers identified an area of damaged cladding at the parkade entry ramp where it appears there has been vehicular damage above the security gate. A quote was received in the amount of \$3,000 to complete the repairs. The strata council approved the quote and the strata agent will contact Alumni to complete the repairs.
3. Home Renovation Tax Credit: In February, 2009, the Canadian government included the Home Renovation Tax Credit (HRTC) as part of its Economic Action Plan which allows Canadian homeowners to get up to \$1,350 in tax credits for home renovations made on their house, condo or cottage between January 27, 2009 and February 1, 2010.

The HRTC allows families to claim 15 per cent of home improvement expenses, between \$1,000 and \$10,000, on their 2009 income tax return. This gives families up to \$1,350 in non-refundable tax credits, which reduce the total amount of income tax they must pay. The home renovation tax credit applies for 2009 income tax returns only and is not contemplated for subsequent years. A line on the 2009 income tax return form will allow Canadian homeowners to enter the home improvement expenses they are claiming towards the credit.

This credit is related to non-rented dwellings; therefore, non-resident owners will not be able to apply for their strata lot or strata corporation related improvements. Furthermore, resident owners may well reach the \$10,000 limit due to their own personal renovations and improvements and will not need to consider their share of renovation projects undertaken by the strata corporation. For the rest of the ownership, VCS is putting together a plan for owners to be provided with the related financial information so that they may take advantage of the HRTC. There is no apparent restriction on where the funds for the renovation may come from; consequently, this may require some consolidation of costs from special projects and general operating expenses in order to calculate the amount of eligible expenses per unit based on unit entitlement. Management companies have been told that if they provide a summary statement to each owner outlining the details of the

project (cost, completion, etc...) and what each owners' proportionate share was, the majority of owners would have adequate information to file their claims.

See <http://www.cra-arc.gc.ca/hrtc/> for further information and answers to frequently asked questions.

There being no further business, the meeting was adjourned at 8:00 p.m. The next meeting will be held on Monday, December 21, 2009 at 2009.



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BP/ys

Parking During February & March 2010

VCS will be open for regular business hours during the Olympics and Paralympics through February and March 2010; however, if you come to pay your strata fees or special levies in person at our office, please remember parking will be very hard to find. We have all been told that residents, businesses and visitors can expect rush hour conditions and parking restrictions in Downtown Vancouver 24 hours a day during Games time. In fact, there will be no parking permitted on Georgia Street during the games. We encourage you use Canada post during this time or, better yet to sign up for PAC Preauthorized Chequing for strata fee payment. You may also make payments on-line (see www.vancondo.com).

Parking may also be affected where you live or work. There is up to date information on many Olympic topics here: <http://olympichostcity.vancouver.ca>