

# MINUTES OF COUNCIL MEETING

## STRATA PLAN LMS-3170

### SOLO, DUO, TREO

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**HELD** On Tuesday, January 19, 2010 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 November 23, 2009 council meeting, as circulated.

### **FINANCIAL REPORT**

1. **Monthly Statements:** Following review, it was moved, seconded and carried to adopt the November and December 2009 financial statements, 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 11<sup>th</sup> month as at December 31, 2009 in the appropriate funds are as follows:
  - Total Cash Balance \$436,256.96 (including CRF Balance)
  - CRF Balance \$ 87,573.30 (Contingency Reserve Fund)
  - Exterior Maintenance Project \$ 80,935.16

### 3. Annual General Meeting:

- (a) Date: The Annual General Meeting has been scheduled for Tuesday, March 30<sup>th</sup> at 7:00 p.m. in Club Solo, 2228 Marstrand Avenue, Vancouver, B.C.
- (b) Budget: The agent distributed an updated draft budget for council's review for the fiscal year commencing February 1, 2010. The draft budget is for discussion purposes. Once the draft audit is completed by Reid Hurst & Nagy the budget will be finalized and attached to the AGM notice.
- (c) Agenda: The following  $\frac{3}{4}$  vote resolutions will be presented to the owners for their consideration:

- (i)  $\frac{3}{4}$  Vote Resolution - CRF Contribution

Raise \$116,000 by way of a special levy upon the Owners (unit entitlement) to replenish the CRF from the funds (\$116,000) approved at the SGM on July 28, 2009 to fund the Exterior Maintenance Project.

- (ii)  $\frac{3}{4}$  Rate Resolution: Hardwood Flooring Bylaws

- (iii)  $\frac{3}{4}$  Vote Resolution #2 – Bylaw Amendment – Prohibit Smoking on Limited Common Property

Owners with any Bylaw Amendment recommendations to be presented at the AGM on March 30, 2010 should be submitted to VCS via fax: 604-684-1539 by February 10, 2010.

### **BUSINESS ARISING**

- 1. Exterior Maintenance Project: Alumni Painting is proceeding to complete the final minor deficiency from the Exterior Maintenance project. The agent is awaiting the final invoices from Alumni Painting and Spratt Emanuel Engineering to determine the final cost for the Exterior Maintenance project.
- 2. Landscaping: Council approved the landscaping maintenance renewal contract with Trees Plus with no increase for the period commencing February 1, 2010 through to November 31, 2010.
- 3. Elevator/Vibrations: Vibrasonic Engineers has completed an investigation into an owner's concern of vibration sounds emanating from the elevators in the Solo building, and is preparing a report for council's review.
- 4. Unit #502 – Leak: Spratt Emanuel Engineering completed an investigation of moisture ingress into unit #502 and determined the balconies roof membrane and flashing details

have failed. Tek Roofing has been contacted to complete temporary repairs until the membrane and flashing repairs can be completed in the spring.

5. Ventilation – Treo Building: Pacific Rim Technologies has been contracted to complete an assessment of the ventilation systems within the Treo building, due to concerns of intermittent musty odours.

## **CORRESPONDENCE**

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

1. The owners of units #402 Duo and #214 Solo submitted requests to install hardwood flooring for councils approval. Following review the details, the council approved the owners renovation with the following conditions:
  - (a) To absorb noise, the maximum available sound-proofing (68-72 sound transmission rating) must be installed between the hardwood and the underlying structure with copies of the manufacturer's specifications of the underlying structure submitted to VCS.
  - (b) Area rugs are to be laid in high traffic areas; and
  - (c) Shoes should not be worn inside the unit when walking on the hardwood floor.
  - (d) Notices distributed to all neighbouring units and posted in the mailroom with the time frame of renovations.
  - (e) Renovations/Alteration bylaws to be strictly adhered to (strata corporation bylaws available on the strata corporation website [www.soloduoTREO.com](http://www.soloduoTREO.com))

In addition, the owners are advised that the strata corporation's insurance policy does not provide coverage for improvements or betterments. As a result, it is the responsibility of the owner to obtain separate insurance for the upgraded flooring.

2. Correspondence was received from an owner outlining details of excessive noise and the smell of marijuana emanating from a unit on the 4<sup>th</sup> floor in the Solo building. The agent was directed to submit a Bylaw violation letter to the resident outlining the strata corporation Bylaws 37(a) and 3. (a), (b), (c) and (d):

### 37. Noise

An owner, tenant or occupant must not:

- (a) use a strata lot or common property for any purpose which involves undue traffic, loitering or noise in or about the strata lot or common property between the hours of 11:00 pm and 8:00 am.

### 3. Use of Property (see also Bylaws 28 and 34)

- (1) An owner, tenant, occupant or visitor must not use a strata lot, the common property or common assets in a way that:
  - (a) causes a nuisance or hazard to another person;
  - (b) causes unreasonable noise;
  - (c) unreasonably interferes with the rights of other persons to use and enjoy the common property, common assets or another strata lot;

The resident is required to contact VCS within 14 days to discuss the matter, and attend a hearing with the council or a bylaw fine will be assessed to the owners account.

## NEW BUSINESS

1. Annual Fire Inspection: Levitt Safety will be onsite January 25<sup>th</sup> and January 26<sup>th</sup> to inspect and test fire safety equipment in all common areas and in suites. All in-suite fire safety devices must be tested in accordance with the local Fire Code. If you are unable to be home, please leave a key with a neighbour.

Units not available for testing will be charged for the cost of the second visit.

2. Marijuana and Cigarette Odours: Several complaints have been received from residents with the odour of marijuana and cigarette filtering into their units from residents smoking on neighbouring balconies. Not only is this a Bylaw violation 3.1 (a) and (c) but also a serious health concern from second hand smoke:

### 3. Use of Property (see also Bylaws 28 and 34)

- (1) An owner, tenant, occupant or visitor must not use a strata lot, the common property or common assets in a way that:
  - (a) causes a nuisance or hazard to another person;
  - (c) unreasonably interferes with the rights of other persons to use and enjoy the common property, common assets or another strata lot;

A  $\frac{3}{4}$  vote resolution will be presented to the owners at the AGM to prohibit smoking on limited common property (balconies).

3. Visitor Parking Violations: It has been noted that several residents or other guests are continuing to park their vehicles in the Visitors Parking Area in the front of the Solo Building longer than the permitted 20 minute period. The area is being carefully monitored and vehicles in violation will be towed at the owner's cost.

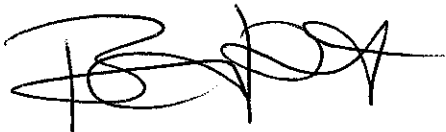
### IMPORTANT REMINDER

10. Visitor Parking Restrictions

- (1) Residents are not allowed to park their vehicles in the Visitor Parking Areas.
- (2) A visitor may park in the Visitors' Parking Areas while they are visiting an owner or resident for a period of no longer than three (3) days; provided that the suite number being visited must be noted on a piece of paper on the dashboard clearly visible from the outside of the vehicle. After three (3) days, the vehicle may be subject to a warning and/or may be removed at the expense of the vehicle owner. Anyone requiring staying in excess of the three (3) day period is to seek approval of the strata council representative or the property manager. Permission may be granted for a stay to a maximum of fourteen days.
- (4) Vehicles may be towed without notice from the 20 Minute zones in the front of the buildings when the time limit is exceeded.
- (5) Hereafter, anyone violating the Parking Regulations will be warned subject to the following:

First Violation	-	Warning
Second Violation	-	Tow without notice and at the owner's expense

There being no further business, the meeting was adjourned at 8:00 p.m. The next meeting will be held on Tuesday, February 23, 2010 at 7:00 p.m.



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## HOMEOWNER RENOVATION TAX CREDIT (HRTC)

- This bulletin is directed to those strata lot owners who principally reside in their strata lots. It does NOT apply to non-resident owners. The federal government's tax credit program (HRTC) is only for resident owners.
- The HRTC is for your 2009 tax return, which has to be filed with the Canada Revenue Agency (CRA) by the end of April 2010.
- The HRTC does NOT apply to:
  - (a) Your regular strata fees paid in 2009/2010 (from January 27, 2009 to January 31, 2010)
  - (b) Projects funded by special levy or the strata corporation's Contingency Reserve Fund, or other similar fund if that project was initiated prior to January 27, 2009.
  - (c) Projects funded by special levy or the strata corporation's Contingency Reserve Fund or other similar fund if the project was initiated between January 27, 2009 and February 1, 2010 for the uncompleted portion of the work after February 1, 2010. Only that portion of the new work completed between January 27, 2009 and February 1, 2010 is eligible.
- The total cost of an eligible project (new work completed) must be divided by all the owners of your strata corporation, using the usual unit entitlement formula.
- The HRTC applies to eligible expenses of more than \$1,000, but not more than \$10,000, resulting in a maximum non-refundable tax credit of \$1,350.
- VCS will not be able to provide you with the required HRTC information until the end of February. If you plan on submitting your 2009 tax return to the CRA early (i.e. not at the end of April) VCS will NOT be able to provide you with information prior to the end of February.
- Once VCS has the documentation ready, at the end of February, it will be distributed to you.
- For more information, please contact the government website at:  
<http://www.cra-arc.gc.ca/hrtc/>

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