

**MINUTES
OF THE COUNCIL MEETING
THE OWNERS STRATA PLAN BCS 1433
ELECTRIC AVENUE**

Held on Thursday, March 8, 2007 at 6:30 p.m.
Within the 2nd Floor Meeting Room

COUNCIL IN ATTENDANCE:	Jason Upton Patrick Wendt Gary Chow Ann Hilliker Cory Sutton Kevin Masse Roy Grinshpan	President Vice-President Treasurer
GUEST:	Ken McPherson	Resident Manager
SENIOR PROPERTY MANAGER:	Nathan Enns	Crosby Property Management Ltd.

The meeting was called to order at .

RESIDENT MANAGER BUSINESS

Ken McPherson was in attendance for this portion of this evening's meeting to provide a summary of activities occurring within the building over the past month, the highlights being:

- It is being noticed that the grout in a number of the elevator cab floors is in need of replacement. *Council was in agreement with this request and authorized said action to occur.*
- Concerns have been received from several residents regarding possible clogged dryer ducts. *This subject was discussed in greater detail under New Business.*
- On February 20, 2007, the parkade gate was broken into whereby vehicles were broken into. *Improvements were made to the gate to make it more secure.*
- Property servicing of the recycling bins has been an issue of concern for several weeks, where scheduled pick ups being missed or delayed for several days. *The Property Manager confirmed that the trade responsible has been contacted, and a letter of concern has been forwarded. Extra costs if incurred, will be considered the trade's responsibility to address.*
- On February 27, 2007 an inappropriate action by a guest of a tenant within the building resulted in a broken glass panel by the elevator cabs in the Hornby Street foyer. *This individual was identified, and the owner of said unit will be held responsible for all costs associated.*
- On February 28, 2007, elevator #3 has been experiencing intermittent operating problems, and will be out of commission for the better part of several weeks.
- Ken concluded his comments by noting that a number of pet owners are still not cleaning up appropriately after their pets, whether in elevators, lobbies or exterior areas adjacent to the building.

Pet owners are reminded to clean up after their pets, and to not allow their pets to defecate in

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areas immediately adjacent to the building, either in the rear laneway areas, the breezeway, or the commercial store fronts.

- Concern was also expressed regarding unscheduled moves. *Council was in agreement that for any unscheduled moving activity, individuals so involved be fined the sum of \$100.00 (as per existing Bylaw).*

This concludes Resident Manager's report.

APPROVAL OF COUNCIL MEETING MINUTES

It was moved/seconded to approve the Minutes of the Council Meeting held February 8, 2007 as circulated. CARRIED.

APPROVAL OF FINANCIAL STATEMENTS

It was moved/seconded to accept the financial statements for the month of February 2007. CARRIED.

REPORT ON UNAPPROVED EXPENDITURES

There are no unapproved expenditures to report. The Strata Property Act requires that all owners be notified as soon as possible of unanticipated expenditures.

REPORT ON LITIGATION

To the best of our knowledge there is no litigation to report. The Strata Property Act requires that all owners be notified as soon as possible of any legal action that the Strata Corporation is part of.

BUSINESS ARISING FROM PREVIOUS MINUTES

Foyer Improvements

Council Member, Cory Sutton, provided a design proposal and samples of material that could be used to better protect the exposed walls adjacent to the elevator cabs in the Hornby Street foyer. Council was appreciative of these efforts, and accepting of the design, and requested that quotations be received regarding possible laminate finishes, prior to making a final decision.

Strata Website

Council Member, Kevin Masse, informed Council that a website has now been established and is available for owners wishing to review previously published Council Minutes, existing Bylaws and Rules, or other related information pertaining to Electric Avenue.

The address for this website is www.electricavenue.info

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Council was most appreciative of Kevin's efforts in this regard and thanked him accordingly.

Motorcycle Storage

Council Member, Patrick Wendt, confirmed that there are nine spaces available in the parkade area, whereby spaces could be created for a formal storage of motorcycles. Council was in agreement that these spaces be so marked, that proper signage be installed, and that any individual wishing to use these spaces contact the Resident Manager directly. Council was in further agreement that a monthly fee of \$50.00 be charged for such use as may be requested.

Common Area Deficiencies / Responses

The Property Manager confirmed that a summary response has been received from Bosa Properties regarding earlier claimed common area deficiencies as presented by Halsall & Associates and the Strata Council. This response has been forwarded through to Halsall & Associates for their further review and comments. As referenced earlier, it is anticipated that much of these identified issues of concern will be attended to subsequent to work within individual units being completed (this date expected to be April/May 2007).

Warranty Issues / Responses

The Property Manager confirmed that there have been several incidents occurring over the past two months whereby mechanical failure of a hot water heat exchanger and a failed plumbing fitting, have resulted in some expenses being incurred by the Strata Corporation. As these items are under warranty, these costs associated were considered to be a developer's responsibility (in the case of the failed plumbing fixture there were damages of approximately \$5,000.00 resulting), therefore these repairs and costs associated have been forwarded through to the developer for their review and response.

Building Operations

Council Treasurer, Gary Chow, noted that steam costs to date are greater than last year, it was therefore suggested that some minor adjustments be made both to the common area hallway temperatures, and to the hot water temperatures be made in an effort to realize some additional cost savings. Council was in agreement with this request, and authorized said action to occur. It has been noted by the Resident Manager that a parkade fan located in the P5 level appears not to have been serviced properly, and is now inoperable. Council expressed some concern on this point and asked for clarification as to why this fan had not been serviced, suggesting that if this was an oversight of the service provider, that they should be assuming responsibility for any subsequent repairs necessary.

CORRESPONDENCE

Correspondence received were reviewed and responded to. The Property Manager confirmed that the ongoing issues of excessive noise from individual residents, resulting in adverse effects on affected neighbours, continues to be a common issue of concern.

Residents are reminded, that while it is not possible to be completely silent in the course of everyday

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living, it is appropriate to show respect for your neighbours' rights to peaceful enjoyments of their units. This expectation is particularly relevant in the late evening and early morning hours. Individuals found to be continually disregarding these expectations, will be subject to fines as per existing Strata Corporation Bylaws.

NEW BUSINESS

Electrical Vault Cleaning

The Property Manager provided Council with a notification from BC Hydro regarding a necessary servicing of an electrical transformer vault. This servicing is scheduled to occur on a once every other year basis. As this action requires a temporary disruption in service to the entire building, the Property Manager suggested that the necessary scheduling for this cleaning activity be forwarded through to the Commercial Property Manager, in that the concerns of the commercial tenants will be significantly greater and more challenging to address than for the residential portion of the building.

Dryer Duct Cleaning

Council was in receipt of a proposal from a trade for the necessary cleaning of dryer ducts servicing individual units throughout the building. The cost associated with each individual vent is approximately \$35.00, representing a total cost of approximately \$16,000.00. After some discussion on this matter, Council was in agreement that one-half of the building be cleaned on an annual basis, this action resulting in dryer ducts being cleaned on an every other year basis. The Property Manager confirmed that this frequency of cleaning should be appropriate for the vast majority of units, and Council was in agreement that this situation be monitored to determine the level of effectiveness being achieved.

Commercial / Shared Operating Expenses

Council was in receipt of correspondence from Bosa Properties, the property management company regarding suggested improvements, and changes to janitorial services, both of which have some impact on the residential ownership. Bosa Properties is in the process of installing a significant amount of netting and "soft spikes" in an effort to discourage pigeons from roosting in various areas throughout the building, particularly on exterior ledges on Hornby and Smithe Streets, in sections of the breezeway, and in sections of the loading bay. The cost associated with this installation is approximately \$17,000.00. As the residential ownership would benefit from these improvements in some manner, it was being proposed that there be a 60/40 split on the cost associated, with the commercial residents paying the major portion. Council was, while in agreement with the principle of shared issues of concern in ensuring that the building is kept to a high standard of cleanliness and overall appearance, expressed several concerns regarding this proposal, specifically, the fact that this work was proceeding prior to any real discussion or agreement being reached upon the terms of cost sharing, and discussing in some detail as to which areas of the building and residents are being primarily benefiting from this action, it was therefore moved/seconded that this proposed cost sharing be modified to reflect a 80/20 split with the resident portion paying for 20% of the cost associated. CARRIED.

The other issue of concern brought forth for discussion by the Commercial Property Manager was a reassessment of the ongoing pressure washing efforts associated both with the parkade areas, the breezeway, and areas adjacent to the store fronts, including the entranceways to the residential portions of the building. As there are some questions associated with the figures used for this cost sharing, Council requested that the Property Manager receive additional clarification prior to making any further decisions on this request.

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Change in Property Managers

The Strata Council is aware that Nathan Enns has accepted a management position with a property management company located on Vancouver Island, and will therefore be leaving the employ of Crosby Property Management Ltd. Nathan confirmed that the newly assigned Property Manager for Electric Avenue will be Eric Chua. Eric's direct line is (604) 689-6970 and email address is echua@crobypm.com. Council was accepting of this announcement, wished him well with his future endeavours, and thanked him for his efforts on behalf of the general ownership.

There being no further business, the meeting was adjourned at 8:00 p.m. The next scheduled Council meeting will be held on Thursday, April 12, 2007 at 6:30 p.m.

Nathan Enns
Senior Property Manager
CROSBY PROPERTY MANAGEMENT LTD.
General Office # (604) 683-8900 (24 Hours)
www.crosbypm.com

<p>Please keep a copy of these minutes for future reference. They will be required at the time of sale and a charge, as per the Strata Property Act, will be assessed for replacement copies.</p>
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