

**MINUTES OF THE STRATA COUNCIL MEETING
CITYGATE 1 LMS 195
SEPTEMBER 10, 2007**

Held at 7:00 p.m. in the Meeting Room 1188 Quebec Street, Vancouver, B.C.

Attendance: Harley Phillips David Waldref
 Bill Stone Olga Volkoff
 Cameron Lowry

Silvia C. Hoogstins, Property Manager

Regrets: Jim Cool Sarah Moen

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

AGENDA

A Motion was made to approve the Agenda as amended. Seconded. Carried

APPROVAL OF THE MINUTES

A Motion was made to approve the Minutes of the August 21, 2007 Strata Council meeting as distributed. Seconded. Carried.

FINANCES

Harley Phillips reviewed the financial statements.

Provided for Strata Council's information was a copy of the arrears list for the operating account. The special assessment account has not changed, the three owners are still in arrears. The Strata Council requested that the columns be continued from month to month to compare how the arrears change each month.

Provided for Strata Council's information was a review of the Special Assessment account. Also provided were the final figures from the plumbing project which provided the opening figure of \$291,069.54 for the restoration project. The Strata Council requested that the draw payment requested by the flooring company be held until the baseboard issues are resolved.

A Motion was made to accept the financial statements as presented. Seconded. Carried.

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BUSINESS ARISING FROM THE MINUTES

Common Area Restoration

Provided for Strata Council's information was a copy of an email from the owner of a suite regarding their concerns with respect to the door paint and the baseboard work.

An owner has expressed concern with respect to the quality of work with regarding the installation of the baseboards.

As requested by the Strata Council, a letter and a copy of the invoice for the replacement mirror will be sent to the owner of the suite that allowed an intruder in to the building who subsequently stole the lobby mirror.

Roof

As requested by the Strata Council, Gateway contacted Broadway Roofing regarding their start date and Transwest Roofing regarding what date they would provide if they were awarded the contract. Broadway Roofing contacted Gateway and advised that one of their crews was available for the end of September. Gateway has requested that an exact start date be provided as soon as possible.

The four signed pages from the bid document were sent to Broadway Roofing.

As approved by the Strata Council, Rick MacDonald Contracting has been asked to install a hatch in the mechanical room ceiling in order to allow for access to the upper roof for maintenance.

Wages

The Strata Council discussed the current wages for the resident managers. The Strata Council was advised that the resident managers have not received an increase in wages since 2003.

A Motion was made to increase the wages by \$7500.00 per year divided between the two managers. Seconded. Carried.

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NEW BUSINESS

Correspondence

An email was received from the owner of a suite along with a copy of their proof of insurance.

Letters and fines were sent to three suites as vehicles from their units were found parked in the visitors parking area over the maximum allowable time.

Letters were sent to five suites for parking vehicles in the visitors parking area over the maximum allowable time.

An email was received from the owner of a suite requesting a parking stall closer to the elevator.

Letters were sent to five suites as their vehicles did not have current insurance.

Letters were sent to two suites as items were being stored in their parking stalls.

Provided for Strata Council's information is an email request from the owner of a fifth floor suite to install screens in their windows. The Strata Council agreed to allow the screens to be installed as long as they are on the inside of the windows.

The Strata Council was provided with a copy of a letter from a new owner who wishes to obtain a pet dog. The current bylaws do not allow for pets so therefore the Strata Council can not give permission. The Strata Council requested that a letter be sent to the owner advising that they should put together new bylaw wording that can be presented to the owners at a general meeting to be voted on. The current petition that is in the mail room to allow pets is not valid as only owners can sign a petition to change the bylaws.

Maintenance

Provided for Strata Council's information is a copy of the maintenance report from Ted McGrath.

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Schedule Next Meeting

The next Strata Council meeting is scheduled for Tuesday, October 16, 2007 at 7:00 p.m. There being no further business, the meeting was terminated at 8:00 p.m.

Please retain at least 24 months of Strata Council and General Meeting minutes. Should you decide to sell or remortgage your suite, these minutes will be required by the potential purchaser or lending institute. The Property Management company has copies of the minutes however there would be a charge for obtaining a copy of the minutes.

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