

**MINUTES OF THE STRATA COUNCIL MEETING FOR CITYGATE 1 LMS195
held, February 17, 2009 at 7:00 p.m. in the Meeting Room 1188 Quebec
Street, Vancouver, B.C.**

Attendance: Olga Volkoff Cameron Lowry
 Sarah Moen David Waldref
 Kenn Coblin Jim Cool

 Silvia C. Hoogstins, Property Manager

Regrets: Cindy Coehlo

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

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 January 20, 2009 Strata Council meeting as distributed. Seconded. Carried.

FINANCES

David Waldref reviewed the financial statements. The cost for gas is over budget. A portion of the overage is associated with the use of decorative gas fireplaces in the attempt to heat the suites. The original fireplaces installed at Citygate 1 are strictly for decorative purposes only and do not supply heat to the suite. In attempt to keep costs down, owners are encouraged not to leave decorative fireplaces on for long periods of time.

Provided for Strata Council's information was a copy of the arrears statement. The Strata Council reviewed the fines and agreed to leave them charged against the individual strata lots.

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

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BUSINESS ARISING FROM THE MINUTES

Common Areas

There are no updates at this time regarding the common area painting. Kenn Coblin volunteered to take on the common area paint repair project and would report to Strata Council at a future meeting.

The Strata Council suggested that the carpet cleaners be contacted regarding the work they are doing with respect to maintaining the carpets.

Pool

Rick MacDonald Contracting has been asked to investigate the pool leak and provide a suggestion and cost for the repair.

Window Washing

The window washing is tentatively scheduled for the week of April 20, 2009. Gateway is currently obtaining quotes to include the washing of the balcony railings in order to determine if this work can be done at the same time as the window washing.

Legal Issue

Gateway Property Management advised that there is no further information at this time regarding the former owner of 2701 and his claim for the return of legal costs and fines from the Strata Corporation that were assessed against his suite.

Building Energy Assessment

The summary sheet from the building energy assessment was sent to Latham's in order for pricing to be provided on the items that can be upgraded in order to save on electricity.

Leak

Claimspro Adjusters has advised that the costs associated with the leak that occurred on November 19, 2008 from the hoses under a roman tub are less than the deductible of \$10,000.00 and will therefore be the responsibility of the Strata Corporation.

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Olympics

Gateway Property Management provided the Strata Council with a summary of the Olympic questionnaire that was distributed to all owners. Discussion ensued regarding the various responses that were received. Gateway will draft various bylaws regarding the rental of suites during the Olympics to be reviewed by the Strata Council prior to being presented to the owners for approval.

The Strata Council also requested that pricing be obtained for a 24 hour concierge service during the Olympics that will also provide security for the building. The cost for extra cleaning will also be required.

Fire Panel

The annual fire inspection is scheduled for the week of February 23 to 27, 2009. Notices have been delivered to the building for posting.

Mechanical Equipment

Two quotes were obtained for the replacement of the heat exchanger for the pool. The Strata Council approved the quote provided by Imperial Paddock Pools in the amount of \$2,350.00.

Satellite Upgrade

Gateway Property Management has contacted Bell ExpressVu regarding the satellite dish that is on the roof of the building. An upgrade to the dish is requested in order to receive HD service. Gateway is currently waiting for a response from Bell regarding this request.

NEW BUSINESS

Tree Service

Davey Tree Service has provided pricing to treat the courtyard trees for aphids. The Strata Council approved the cost of \$1098.00 for three treatments that are required to treat the trees for aphids.

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Storage Lockers

A request was made to build lockers for the upper townhouse units that currently do not have any lockers assigned to their suites. All lockers are currently full and there are five names on the waiting list. A suggestion was made regarding an area that may be suitable for lockers to be built. David Waldref will discuss this issue with the on site staff.

Insurance

Gateway Property Management advised that the current insurance provider for Citygate, BFL Insurance, will be providing pricing for terrorist insurance for the 2009-2010 year. Currently the insurance policy does not cover acts of terrorism. The Strata Council will make a decision regarding this item once more information is available.

Fob Request

The owner of a suite requested a fob in order to use the automatic door opener on the North door. The owner will require a double wide stroller soon to transport a toddler and an infant and trying to access the side door is extremely difficult. The Strata Council agreed to the temporary use of the fob until the stroller is no longer required.

Schedule Next Meeting

The next Strata Council meeting is scheduled for March 17, 2009 at 7:00 p.m. There being no further business, the meeting was terminated at 8:30 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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