

**MINUTES OF THE STRATA COUNCIL MEETING FOR CITYGATE 1 LMS195  
held, July 28, 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

                         Silvia C. Hoogstins, Property Manager

Regrets:                Cindy Coehlo            Norm Gallinger

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

**ELECTION OF STRATA COUNCIL POSITIONS**

The following Strata Council members were elected to the following positions:

Olga Volkoff – President,  
Cam Lowry – Vice President,  
David Waldref - Treasurer

The remaining Strata Council members are considered members at large.

**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 May 19 and June 16, 2009 Strata Council meetings as distributed. Seconded. Carried.

**FINANCES**

Provided for Strata Council's information was a copy of the arrears list for the operating account. The retroactive amount has been added to the suites and thus most suites are currently in arrears. This will be cleared at the beginning of the month. Overall the arrears are in good shape.

A Motion was made to approve the financials as presented. Seconded. Carried.

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**BUSINESS ARISING FROM THE MINUTES**

Legal Issue

As approved by the Strata Council, a cheque was sent to the legal representative for the former owner of suite 2701 in the amount of \$8,794.34. The Mutual Release documents were signed and this matter has now been put to rest.

Pool

Provided for Strata Council's information was a scope of work developed by Ted McGrath for the work that is required in the pool, and gym area. The Strata Council reviewed the scope and agreed that only the pool area will be done at this time but pricing for the rest of the work should be obtained for future reference. Sarah Moen will be asked to provide a colour scheme for the pool area.

Renovation

As approved by the Strata Council, the owner of a 19<sup>th</sup> floor suite has been given approval to install wood flooring in their suite.

Common Area Repair

Sarah Moen and Kenn Coblin will be actively pursuing the repair of the common area paint and wallpaper in order to resolve this issue.

**CORRESPONDENCE**

A letter was sent to a 3<sup>rd</sup> floor suite as a piano was being stored in their parking stall.

A letter was sent to a 17<sup>th</sup> floor suite as a vehicle parked in their parking stall does not have insurance.

A letter was sent to a 7<sup>th</sup> floor suite advising that they had not yet fixed the garage gate that they had damaged so therefore a contractor would be called to fix the gate and they would be responsible for the cost Versatile Door has also been asked to install horizontal bars to improve the security of the gate.

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**NEW BUSINESS**

Window Shades

The owner of a 23<sup>rd</sup> floor suite has requested permission to install motorized roller shades in their suite. Provided for Strata Council's information was a copy of an email from the owner providing details of their request. The Strata Council approved the request with the condition that the shades are of a neutral colour.

Window Film

Provided for Strata Council's information was a copy of an email from the owner of a 3<sup>rd</sup> floor suite requesting permission to install Huper Optic Translucent window film on their windows. The Strata Council approved the request.

Security System

Provided for Strata Council's information was a quote from Action Lock and Security for the maintenance of the security system. The Strata Council reviewed the quote and did not feel that this work was required at this time as the system is new.

The Strata Council discussed the issue of access to the underground parking area. With the old security system, the remotes were easily recognizable if a vehicle pulled in behind another vehicle entering the garage. The new remotes are not distinguishable. The Strata Council suggested that yellow cards be made to identify residents to other residents when entering the garage.

**All residents are reminded that they should not crowd the vehicle in front of them when entering the garage. Everyone should wait their turn and use their own remote to access the underground parking area.**

Vault Cleaning

The vault cleaning was done on July 15<sup>th</sup>. Unfortunately the Daycare did not receive a copy of the notice and were not happy with the situation.

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Islands

Provided for Strata Council's information was a copy of an email from Ted McGrath regarding the removal of the islands in the parking area that were previously required to house the garage gate fob reader. These islands are no longer required and will cost approximately \$500-\$900 to remove. The Strata Council approved the removal of the islands.

Townhouse Steps

Provided for Strata Council's information was a copy of an email from the owner of a townhouse unit along with pictures showing the condition of the cement steps. It was noted that main steps to the townhouse lobby are also in poor condition. The Strata Council discussed the matter and asked for potential repair options for the steps.

Vandalism

Provided for Strata Council's information was a copy of an email from regarding vandalism that is occurring in the elevators and on the 4<sup>th</sup> floor. The Strata Council discussed the issue and agreed that added security may be required in order to prevent this from happening in the future.

Landscaping

An owner requested that the Rhododendrums that are in front of the exercise room be pruned along with the Tulip trees in the courtyard. The Strata Council agreed that the Tulip trees should be reviewed with respect to pruning the Rhododendrums, the Strata Council does not feel that they need to be pruned at this time.

Barbecue

The Strata Council agreed to the date of September 10, 2009 for the annual barbecue. More information will follow shortly.

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Schedule Next Meeting

The next Strata Council meeting is scheduled for August 18, 2009, 2009 at 7:00 p.m. There being no further business, the meeting was terminated at 8:05 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.

Gateway Property Management Corporation  
400-11950-80th Avenue  
Delta, B.C.  
V4C 1Y2

Main Switchboard	(604) 635-5000
Fax	(604) 635-5001
Property Manager	(604) 635-5022
Administrative Assistant	(604) 635-5037