

MINUTES OF THE STRATA COUNCIL MEETING FOR CITYGATE 1 LMS195 held, September 15, 2009 at 7:00 p.m. in the Meeting Room 1188 Quebec Street, Vancouver, B.C.

Attendance: Olga Volkoff David Waldref
Sarah Moen Norm Gallinger
Cameron Lowry Mark Iwanaka

Silvia C. Hoogstins, Property Manager

Regrets: Kenn Coblin

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

Olga Volkoff advised that Cindy Coelho had tendered her resignation. Cindy was thanked for all her work on the Strata Council. Mark Iwanaka has been nominated to the Strata Council for the rest of the fiscal year.

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 18, 2009 Strata as distributed. Seconded. Carried.

FINANCES

David Waldref reviewed the financial statements and provided some questions regarding the statements.

The Arrears Report was reviewed and it was noted that a couple of suites that had significant arrears have been paid.

BUSINESS ARISING FROM THE MINUTES

Pool

Norm Gallinger advised that a contractor had provided a quote for the painting and repairing of the pool area. The quote will be circulated to the Strata Council for review and approval.

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Security

Gateway will order a sign for the garage gate indicating that residents must use their own fob to enter the parking area and not tailgate the vehicle in front of them. Residents will be fined if they are caught tailgating the vehicle in front of them.

Human Rights Tribunal

The Human Rights Settlement meeting between the owners of 1501 and Citygate 1 was scheduled for August 25, 2009. Unfortunately a water leak into their office caused the meeting to be postponed. The Strata Council met with Rod Pearce, the legal representative for Citygate1, and agreed to send a letter to the owners of 1501 to try and resolve the current issue. A response has not yet been received.

Legal Issue

Provided for Strata Council's information was a copy of the filed Consent Order for the legal action between the previous owner of suite 2701 and Citygate 1. This matter has now been completed.

Elevator Security

Provided for Strata Council's information was a copy of an email from Kenn Coblin regarding additional security for the elevators. The Strata Council approved the quote provided for additional security for the elevators.

Common Areas

Sarah Moen advised that she has spoken to a potential contractor to repair the wall paper and paint in the common areas. The contractor will review the work required in two weeks and will determine if the work should be split into two jobs.

Townhouse Steps

The Strata Council agreed that pressure washing the townhouse steps will greatly improve the appearance of the steps. The Strata Council is not in favour of doing any other type of work to the steps at this time

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CORRESPONDENCE

Letters were sent to four suites regarding items stored in their parking stall.

A letter was sent to a suite as their vehicle is leaking fluids onto the parking stall.

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

A letter was sent to a suite regarding a dog living in the suite.

A letter was sent to a suite regarding a dog living in the suite, vehicles being parked in the visitors parking area and a failure to file a Form K. The Strata Council reviewed the information regarding the suite and agreed to charge a \$200.00 fine for failure to supply a Form K and a \$200.00 fine for allowing the dog to urinate in the underground parking. A further letter will be sent regarding the failure to book the elevator prior to moving items to the suite.

As approved by the Strata Council, a letter was sent to the owner of a suite advising that they can begin renovations of their suite.

The Strata Council requested that a letter and fine be sent to the owner of a vehicle that continues to park in the visitor's parking area. The resident of the suite has already received a warning in the past.

NEW BUSINESS

Renovations

Provided for Strata Council's information were copies of requests for renovations from three suites. The Strata Council approved the requests as presented.

The owner of a suite requested permission to replace their vertical cloth blinds with horizontal blinds. The Strata Council approved the request.

Hot Tub

Ted McGrath has advised that jet pump #2 for the hot tub has failed and there are several leaks in the connection pipes and valves. Imperial Paddock Pools has been contacted to repair the problem.

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Bike Room

The Strata Council reviewed a suggestion to increase the annual bike room fee bike room fee from \$15.00 to \$20.00 which will take effect next year. The Strata Council approved the suggestion.

Neighbouring Building

The owner of a townhouse called to report that cigarette butts are being thrown from the balcony of a neighbouring building on to his patio. Gateway has contacted the Property Manager for the National to advise them of the problem.

Manager's Report

Provided for Strata Council's information was a copy of a report from Ted McGrath.

Garbage Room

The Strata Council requested that a sign be installed in the garbage room as unauthorized items are being disposed in the garbage bin. These items can prevent the garbage bin from being emptied if they are seen by the waste removal company. Some items can no longer be dumped at the waste transfer station which can result in a fine be levied against the Strata Corporation for illegal dumping. The security images will be checked regularly for items being illegally dumped in the garbage bin.

The Strata Council also suggested that a garbage removal day be set up so that all unwanted items that are to be disposed of can be brought down and placed in a garbage container to be taken away. The garbage container would be a separate cost from the normal monthly contract.

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Schedule Next Meeting

The next Strata Council meeting is scheduled for October 20, 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
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Delta, B.C.
V4C 1Y2

| | |
|--------------------------|----------------|
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