

MINUTES OF THE STRATA COUNCIL MEETING FOR CITYGATE 1 LMS195 held, January 19, 2010 at 7:00 p.m. in the Meeting Room 1188 Quebec Street, Vancouver, B.C.

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

 Silvia C. Hoogstins, Property Manager

Guests: Rod Pearce
 Lisa Towers

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

AGENDA

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

APPROVAL OF THE MINUTES

A Motion was made to approve the Minutes of the November 17, 2009 Strata as distributed. Seconded. Carried.

GUEST

Rod Pearce of Grossman and Stanley was present to review the Humans Right Tribunal to date. The Strata Council provided Rod with instruction regarding how they would like to proceed on behalf of the Strata Corporation. Rod will provide more information regarding some of the issues that were discussed. Rod was thanked for coming to the meeting.

Lisa Towers was present to discuss the repair of the common hallway and some repairs that are still required in their suite from the repiping. Sarah Moen provided information as to which direction the Strata Council is going with respect to the repair of the common hallways and suite doors. Lisa was thanked for attending the meeting.

FINANCES

Provided for Strata Council's information was a copy of the arrears list for the operating account. The Strata Council was provided with the December statements. The Strata Council inquired regarding some items on the budget comparison. A Motion was made to accept the financial statements as presented. Seconded. Carried.

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BUSINESS ARISING FROM THE MINUTES

Pool

Rick MacDonald Contracting has completed repair of the pool room walls.
Wolfgang Painting has completed the painting of the pool room walls and ceiling.

Imperial Paddock Pools was contacted to begin work on the pool surface. While removing the plaster, they found significant cracking and staining. The Strata Council requested that Marsh Engineering be contacted to review the cracking to determine whether there may be structural issues associated with the cracking. The report provided by Marsh Engineering indicated that the cracking is not structural however there is rebar that needs to be sealed prior to new plaster being installed in the pool. Provided for Strata Council's information was information from Imperial Paddock Pools regarding the repair of the problem. A Motion was made by the Strata Council to approve the repair of the rebar by Imperial Paddock Pools and begin the replastering of the pool. Seconded. Carried.

Human Rights Tribunal

Provided for Strata Council's information was all the latest information regarding the Human Rights Tribunal.

Ceiling Damage

Marsh Engineering obtained the necessary building drawings for Citygate from City Hall. They also provided a copy of the drawings for Citygate's files.

Marsh Engineering has advised that the ceiling crack is not structural however it should be recorded and observed on a regular basis to see if widens or lengthens.

Olympic Rentals

To date, three owners have advised that they will be renting their suites during the Olympics. Two have rented their suites through Prime Strategies. All owners have paid their user fees of \$250.00 per week.

Sarah Moen has researched whether it is possible to rent out the visitor parking stalls during the Olympics. She has found that this will not be feasible.

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Common Area Repairs

The owner of a suite reported that the common hallway carpet is coming apart. The picture sent by owner shows a thread that has come apart and needs to be cut before it zippers the carpet.

Sarah Moen provided pricing to repaint the suite doors. A Motion was made to accept the quote from Just in Time Painting and include a 10% holdback on the final payment. Seconded. Carried.

Gym

The on site staff has confirmed that a visitor to a unit has mobility issues and is in a wheelchair. A letter has been sent to the owner a suite who had previously expressed concern with respect to access to the gym and pool area by people with mobility issues. The Strata Council requested that the swing of the back gate be changed so that it opens in the opposite direction to allow easier access through the gate.

A treadmill was donated to the gym. The Strata Council agreed to accept the treadmill on the condition that it can be serviced by the company that services the gym equipment. If it cannot be serviced and maintained, then the Strata Council will have to reconsider the donation.

Garage Gate

A suggestion was made to post signs in the building regarding residents using their own remote to access the parking area and not to tailgate the vehicle in front of them. It was also suggested to move the bylaw sign from the gate to the wall.

CORRESPONDENCE

A letter was sent to the owner of a suite as the resident who parks in stall 48 parks their vehicle in a manner that makes it difficult to park in stall 47. The owner was asked to possibly re-assign their tenants vehicle to a different parking stall.

An email was received from the owner of a suite advising that the canopy glass panes above the entrance to the suite are cracked and need to be replaced. The Strata Council agreed to replace the glass panes.

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CORRESPONDENCE cont.

Letters were sent to four suites for storing items in their parking stalls 342, 342, 311, 87.

Letters were sent to three suites for failing to have insurance on their vehicles parked in stalls 305, 34, 203.

NEW BUSINESS

Renovation Request

Provided for Strata Council's information was a request from a suite to renovate their suite. This was approved at the last meeting.

Provided for Strata Council's information was a request from the owner of a suite to renovate their suite. The Strata Council approved the request.

Window Leaks

Rick MacDonald Contracting will be on site to review window leaks that have been reported in two suites. One leak appears to be originating from a clogged gutter above the window.

Fire Inspection

The annual fire equipment inspection has been scheduled for the week of January 18-22. Notices have been posted regarding this inspection.

Roof Anchors

The roof anchors were inspected on November 25, 2009.

Crane Toilets

KC Plumbing was on site to replace the toilet in a suite. The plumber advised that American Standards, who bought out Crane Canada, has advised that once the current stock of toilets is depleted, they will discontinue the colour that was originally installed at Citygate. A notice was posted in the building advising owners should they wish to replace their current toilet with a new toilet before stock runs out.

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Insurance

A claim was previously sent to the insurance provider for Citygate for the clean up of the water that entered the elevator shaft from the mechanical room on the roof. The insurance adjuster has advised that this type of claim would not be covered.

Window Washing

The Strata Council agreed to schedule the first window washing in 2010 in the same month as previous years.

Electrical Vault

Provided for Strata Council's information was an email from Ted McGrath regarding the filter system that was previously installed in the electrical vault. Merv Therriault has volunteered to spearhead the campaign to have BC Hydro acknowledge that the filters are working and that the vault does not have to be cleaned every three years.

Building Staff

Mate Bratanic has advised that he will be retiring in the next few months. Gateway has obtained two resumes of couples who may be possible replacements as resident managers. The Strata Council agreed that they would prefer to hire a couple to replace Mate and Anka. An interview committee will be formed in order to review resumes and interview candidates.

Schedule Next Meeting

The next Strata Council meeting is scheduled for February 9, 2010 at 7:00 p.m. There being no further business, the meeting was terminated at 10:00 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.

Gateway Property Management Corporation
400-11950-80th Avenue
Delta, B.C.
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| | |
|--------------------------|----------------|
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