

LMS674 – 1702 Chesterfield
Strata Meeting

Thursday, October, 6 2016

Attendance: Kathy, Gerry, Iris, Kelly, Cecilia

Meeting called to order at 7:03 by Kelly second Kathy

1a. Miguel increase, / responsibilities / insurance / WorkSafe BC

- would like an increase of \$75 from \$275 mth to \$350 mth
- do not have ta copy of responsibilities at meeting /Kelly to get document by Monday
- does have insurance as a contractor
- does WorkSafe BC
- Kelly will ask Miguel to produce insurance document

1b.Gravel around edge of garden

- gardeners want \$95 for gravel,
- Council will meet Oct.13. 4pm to meet and measure the area meet in lobby
- Gerry will price out the cost for 3ft.
- Iris to ask the Payne gardeners to cost out 3ft of gravel,soil, board and fabric membrane
- Iris stated that soil to wait until next year

- Gerry's wife to bring in colour palette for re paint the exterior of the building
- Kelly concerned about the cost this

2.Clarification on the wording in the strata by- laws re window seal replacements

- Cecilia reported that the seal on windows were broken/due to window washers
- Gerry understanding that the replacements are common property
Cecilia reported she had called Andrew Gee of Assoca. and his understanding was that replacements are strata responsibility

- Gerry read the by-laws from 1702 Chesterfield Division 2 – Powers and Duties of Strata Corporation Section 8 D-doors, windows and skylights (including the casings, the frames and the sills of such doors, windows and skylights) on the exterior of a building or that front on the common property

- After reading the by-laws and council agreed that it was strata's responsibilities for repairs
- Cecilia to call Capilano Glass to get estimate on replacement, and to see about deals
- Cecilia will ask for cost of high efficiency windows
- Kelly has 4 windows that have condensation

- Iris wants to know if there are any other owners with broken seals
- owners to inform council if there are any windows with broken seal before October 25, 2016
- Kathy asked if the windows are original, answered yes
- Special assessment may be required to pay for the replacements
- Cecilia will check out BC Hydro website PowerSmart

Fairlane was here on Sept.30, replacing smoke detectors along with the exit light bulbs now LED

- Gerry reported that owner of 302 was upset that roofer has encroached upon her roof garden without notice. Iris stated that she had called her to inform her of the upcoming visit, and she was outside on the roof during the visit.
- Gerry would like to get an independent roofing assessment to check the condition of the roof, was not satisfied with the depreciation report, as they did not get onto the rooftop patio to assess the condition
- council to provide written notice to Jennifer (302) and Mike (303) that Strata needs to have visual inspection and photos of the condition of the patio
- Iris to contact Andrew to get names of roofers and get quotes on repairing roof
- Iris will contact Otis to see if strata can replace the carpet with carpet tiles in in the elevator

3. Keys to suites to be kept in lock box in locked room for emergencies

- council did not want a lock box
- decided that Iris would hold onto the key box and box would move she is away
- each owner should have a key to the hot water tank room

4. Missing sections from AGM meeting

- Kelly discussed that the some owners have more than one pet. She does not want the By-law to be grandfathered in also it is the not up one person who makes the decision on matters written in the By-laws.
- Update that the there to be only one pet per suite
- Notes will be posted online and in the lobby asking pet owners are asked that to dry their feet off before entering the lobby area to minimize the dirt and debris that is tracked into the lobby area, and also if umbrellas could be shaken off
- Notes will be posted online and in lobby to remind all owners to sweep and clean all debris around all patio drains

5. What are the Strata Council Roles

- Kelly stated that strata to work together and make decisions
- Gerry and Kathy agree that when signing receipts it should reflect their name and the role on the council
- refer to ourselves as strata council, president role is to have a copy of key
- council decided that Iris would hold onto the key box and box would move when

Gerry motion to end meeting at 8:15 Iris second