

## Minutes – General Meeting – May 14, 2014

Meeting was held in the home of Alex Thomson, 8, 1602 Morey Road.

**In attendance:** Norene Cragg, Lydia Kucharuk, Abe Buwalda, Roger Lacasse, Alex Thomson, Susan Allison, Carole Davies

Meeting was called to order at 7:12 pm

1. Quorum was established and no proxies were submitted.
2. Congratulations were offered to both Roger Lacasse and Alex Thomson on their birthdays.
3. Abe Presented the Financial Statement for the period October 1, 2012 to Septmeber 30, 2013 which was reviewed at this time.
  1. Alex Thomson moved that the Financial Statment be approved. Seconded by Roger Lacasse, Unanimous approval.
4. Abe presented a report on our budget, comparing what was budgeted with what was actually spent to date. A few budgets items were higher than expected (Insurance and Water Utility).
5. Expected expenses for the balance of this year (Buildings)
  1. Painting of the decks on building 1602
  2. Painting of all door trims
  3. Repair Unit 1 - drywall (damaged last year due to plumbing repairs)
  4. Repair eavestrough, redirect away from buildings, and add extensions where needed
6. Abe explained that the Monthly Installment plan with the city was not up-dating as it should. We owe the city \$623.63. Abe will pay this.
7. Alex had his door replaced (cost \$952.56). The strata had previously agreed that Alex could go ahead, with the understanding that this would not be repaid to him until our 2014-2015 fiscal year.
8. Abe shared with council the issue of several noise complaints from Unit 10 (dog barking and howling for hours on end). This has been dealt with.
9. Abe reported that some decks will need their flooring restained (for next years budget).
10. Abe reported on the status of all hot water tanks. All are up-to-date with the exception of Unit 10. Carole promises to have this done this summer. She understands the risk to herself in leaving this unattended (any damage from a leaking tank - any deductible would be her expense).
11. Abe suggested all property owners review their individual insurance coverage for deductible insurance coverage for earthquakes. The strata has a deductible of 15% or \$100,000.00, whichever is less. Each owner should have at least a \$25,000.00 coverage on this for themselves.
12. Roger reported that some friends of his(t another strata) have reported a fine structure as follows:
  1. 1st Offence - \$75.00

2. 2nd Offense - \$150.00
  3. 3rd Offence - \$300.00
13. Roger also reported that the tenants of unit 5, had two bicycles and a garbage can outside the front door. This was not visible until recently when some landscaping work had removed some shrubbery and a tree. Abe will speak to the tenants about moving these items to the rear of the building. **NOTE:** This issue has already been dealt with (As of May 15th)
14. Roger also reported that he had an issue with the tenant(s) downstairs playing drums quite loudly. he said he had talked to them about this and since then all has been quiet.

Meeting adjourned at 7:50 pm