

MOUNTAIN VIEW VILLAGE – LMS 2284
MINUTES OF THE STRATA COUNCIL MEETING
Held on Wednesday, May 11, 2011, at 6:30 p.m. in the Amenity Room

Council Present: Dawn Lagerbom
Rob Harding
Nick Fairburn
Barb Brennan

Council Absent: Murray Comley
Andrew Prenty
Ken Fedorick

Management Present: Don Nichol, Property Manager,
PACIFIC QUORUM PROPERTIES INC.
Direct Line: 604-638-1961

1. CALL TO ORDER

The meeting was called to order at 6:30 p.m. by Rob Harding.

2. ADOPTION OF PREVIOUS MEETING MINUTES

The Council reviewed the minutes of the Council Meeting held on March 2, 2011.

Carried Unanimously

3. APPROVAL OF FINANCIAL STATEMENTS

The financial statements to March 31, 2011 were discussed. After some discussion, the financial statements of March 31, 2011 were approved. The Property Manager will follow up with the charge-backs to insurance. There was a discussion with regards to setting up a roof replacement fund for the next budget.

Arrears were discussed. The Property Manager has been instructed to follow up on all arrears.

<p>The Council reminds owners in arrears to please bring your account up-to-date. All outstanding accounts are subject to a monthly late payment fine as well as potential legal action to recover the outstanding amounts, according to the bylaws.</p>

4. BUSINESS ARISING

A. Legal

1. Litigation and Settlement

It was noted that all cheques have been distributed. The legal settlement matter is now closed.

2. Balcony Drains

The Property Manager will gather quotes for the cleaning of all balcony drains.

B. Building Operations

a) **Renovation Request**

Council granted a renovation request conditional upon approval by an engineer and the District of North Vancouver.

b) **Powerwashing**

Council has reviewed the quotes for power washing the exterior sidewalks, walls, etc. and has chosen the contractor best suitable for this job. Notices will be distributed to owners.

c) **Window Cleaning**

It was noted that quotes for window washing will be reviewed by Council when power washing of the building has complete.

d) **Landscaping**

The Property Manager will obtain a quote from the landscaping company for additional bark mulch to be added to the garden beds.

e) **Second Floor hallway damage**

The Property Manager will inspect and follow up on the unit which damaged the hallway moving furniture in and out of the building.

f) **Intercom programming**

The Property Manager will arrange for a company to be on site to update the intercom programming requests.

g) **Residential Notice Boards**

The notice board for the elevator parkade entrance will be re-installed.

5. ADJOURNMENT

There being no further business this meeting was adjourned at 8:28 p.m.

THE NEXT COUNCIL MEETING IS SCHEDULED FOR June 22, 2011.

Submitted by:

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