

*Held in the Meeting Room
at 1128 Sunset Drive, Kelowna*

**STRATA COUNCIL
2014 / 2015**

PRESIDENT
Brian Pedersen

VICE-PRESIDENT
Hazel Christy

SECRETARY/TREASURER
Alex McClelland

AT LARGE
*Cindy Weiss
Brenda Dwyer
Ron Moser
Marc Whittemore*

STRATA MANAGER:
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STRATA WEBSITE
www.kas2849.mybaywest

PRESENT:

Brian Pedersen
Hazel Christy
Alex McClelland
Cindy Weiss
Brenda Dwyer

REGRETS:

Marc Whittemore
Ron Moser

Susie Czinger, Baywest Management Corporation
Dan Bregolis, Building Manager

(1) CALL TO ORDER

The meeting was called to order at 4:00 p.m. and a quorum was established.

(2) ADOPTION OF THE AGENDA

As no additions were made to the agenda, it was then moved and seconded to adopt the agenda as presented. **CARRIED**

(3) ADOPTION OF PREVIOUS MINUTES

It was moved and seconded to adopt the Minutes of the Council Meeting of December 3, 2014 as distributed. **CARRIED**

(4) BUILDING MANAGER'S REPORT

4.1 AMONG OTHER THINGS THE BUILDING MANAGER REPORTED:

- No issues with the monthly fire test and drills will continue periodically.
- Elevator 1 has been down for repair since December 15, 2014 due to a worn out gear. The gear was ordered and the wrong one was received and with the Christmas season there has been a delay with shipping. The gear is 1000lbs and is a special order. It is anticipated the new gear will arrive the week of January 12th and will be installed upon arrival. The cost of this is covered under the maintenance contract of the elevator.
- Elevator 2 was down for approximately 1 hour the morning of December 31 due to a filed relay. Thyssen Krupp attended immediately and repaired.
- Elevator 2 call buttons were unresponsive for floors 17 through 20 today January 7, 2014. Thyssen Krupp attended immediately and repaired.
- The scheduled water shut off and inspection was cancelled the day of as the Engineer called and advised he was admitted to the hospital. It is anticipated that this will be

re-scheduled to January 22, 2015. Notice will be provided once date is confirmed. Roof anchor inspection was cancelled again and will need to be re-scheduled when weather permits.

- Both indoor pool light fixtures have been replaced.

DOES YOUR BIKE HAVE A SUNSET TAG?

REMINDER: THAT ALL BIKES MUST BE TAGGED. PLEASE SEE THE BUILDING MANAGER IF YOUR BIKE DOES NOT HAVE A TAG. AN UNTAGGED BIKE RISKS BEING SENT TO CHARITY JANUARY 1, 2015.

4.2 BYLAW AND RULE CONTRAVENTION REPORT

- On December 12 at 11:49pm Security was called to attend a unit due to loud party. A fine of \$200 has been implemented and the Strata Council is now asking for eviction of tenant.
- On December 15 at 11:00pm Security was called to attend a unit for loud music. As this was a first offence a warning has been issued.
- On December 21 at 1:12am Security was called to attend a unit for loud music. As this was a first offence a warning has been issued.
- On December 21 at 2:36am Security was called to attend a unit for loud music. As this was a first offence a warning has been issued.
- On December 31 at 4:00pm Security was called to attend a unit for loud music. As this was a first offence a warning has been issued

RESIDENTS ARE REMINDED THAT WHEN CONTACTING SECURITY YOUR NAME AND UNIT NUMBER MUST BE PROVIDED OR THE COMPLAINT MAY NOT BE RESPONDED TO.

SHOULD SECURITY BE CALLED AND NOISE IS FOUND THE COMPLAINANT RISKS BEING CHARGED THE CALL OUT FEE.

IT IS IMPORTANT TO MAKE YOURSELF AVAILABLE FOR SECURITY TO CORROBERATE THE NOISE COMPLAINT.

(5) CORRESPONDENCE

No Correspondence was received prior to today's meeting.

IMPORTANT NOTICE – FIRE LANE NO PARKING – VEHICLES WILL BE TOWED

PARKING IN THE FIRE LANE IS NOT ALLOWED. MARIO'S WILL BE PATROLLING THE LANEWAY AND VEHICLES WILL BE TOWED AT OWNER'S EXPENSE. SIGNAGE IS POSTED IN THE LANEWAY AND THERE WILL BE NO EXCEPTIONS.

It is difficult for Council to address concerns without the appropriate unit number, date and time. **All correspondence must be submitted to Baywest via email sczinger@baywest.ca and not directly to the building manager or individual on the Strata Council in order for all of Council to review and have as a matter of record.**

Owners are reminded that an application for unit modifications must be submitted for Council approval prior to any work commencing. Please obtain modification form from the Strata Manager sczinger@baywest.ca.

(6) FINANCIAL REPORT

6.1 FINANCIAL STATEMENTS

After a review of the statements for November 2014 and report from the President and Treasurer, it was moved and seconded to approve the financial statement for the period ending November 30, 2014 as prepared. **CARRIED**

6.2 RESERVE & GEOTHERMAL LOAN TRACKER (November)

Contingency Reserve Funds Including GIC: \$811,659.28

Geothermal Reserve Funds & Loan

Geothermal Reserve (in the bank) \$ 88,243.83

Geothermal Loan Outstanding \$2,271,248.59

Current portion of Loan Payable \$43,710.27

Equity in Geothermal \$480,153.73

6.3 TAX FILING

Baywest has completed and submitted the tax filing for the June 2014 fiscal year end.

6.4 ACCOUNTS RECEIVABLE REPORT

The Strata Manager reviewed the accounts receivable and advised that as of January 7, 2015 there was \$6,629.86. Due to new legislation the strata council will be aggressive with collections being sent legal and Owners risk forced sales on units. Unit Owners in 60 days arrears are in jeopardy of having their account sent to legal for collection.

Reminder notices and letters to Owners are additional costs to the Strata Corporation. Overdue accounts are subject to 10% late penalties as per the Strata Bylaws. The Strata Manager has been directed to send files to the Strata Lawyer when they are 60 days in arrears. In the event that Baywest is directed to write a demand letter there will be a \$50.00 plus taxes charge applied to the Strata Lot.

Owners who would like to review their account and set up pre-authorized payment are requested to contact Susie Czinger at Baywest 250-448-0044 or via email sczinger@baywest.ca

IMPORTANT REMINDER

BYLAW 7 Residential Renters (5) User Fee (a) every owner who uses their strata lot as a rental property at any time during a calendar year shall pay a User Fee of \$300.00 per annum.

THIS HAS BEEN APPLIED TO ALL STRATA LOTS RENTED AS OF JANUARY 8, 2015 AND IS DUE AND PAYABLE TO AVOID FURTHER PENALTIES.

(7) BUSINESS ARISING FROM PREVIOUS MINUTES

7.1 REPLACEMENT HOT WATER TANK

Replacement hot water tank is now being stored on site and will be installed when it becomes necessary. The cost of \$10,563.00 was paid from the operating budget.

7.2 FUTURE POTENTIAL PROJECTS

These items are deferred until quotes received and reviewed by Council and a determination of when to present to the Owners for consideration.

- Resurfacing of Driveway/3rd level
- Pergola at Pool – awaiting updated quote from Ray's on Deck
- Creation of Resident Lounge
- Pickle Ball Lines
- Bicycle Room Upgrades

(8) NEW BUSINESS

No new business was tabled.

(9) TERMINATION OF MEETING

There being no further business, the meeting was terminated at 4:30 p.m.

(10) NEXT MEETING DATE

The next council meeting will be held on Wednesday, February 4, 2015 at 4:00pm in the meeting room.

Please be advised you should retain copies of Council and General Meeting Minutes for a period of 2 years.

**NEXT ANNUAL GENERAL MEETING
HAS BEEN TENTATIVELY SCHEDULED FOR
JULY 22, 2015**