

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

**STRATA COUNCIL
2013 / 2014**

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
Ron Moser

REGRETS:

Marc Whittemore
Dan Bregolis, Building Mgr

Susie Czinger, Baywest Management Corporation

(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 4, 2013 as distributed. The motion was **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.
- Fire Inspection noted 17 units have defective smoke detectors which need to be replaced. The Building Manager and Strata Manager will coordinate access to the specific units and ensure replacement detectors are installed right away.

4.2 BYLAW AND RULE CONTRAVENTION REPORT

- On December 13th at 10:57pm Security was called to attend a unit for noise. Security arrived at 11:13pm and issued a warning notice to the offending unit as well as the call out charge for Security. Security was called out again at 1:11am to attend for noise and no noise was detected upon arrival.

TWO LOCKERS ARE AVAILABLE FOR RENT \$40 & \$55 PER MONTH. PLEASE SEE THE BUILDING MANAGER.

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

(5) CORRESPONDENCE

No correspondence was received prior to the Council Meeting.

RULE REMINDER

All correspondence for Council to review must be received by Baywest 5 business days prior to a Council Meeting or it will be tabled to the next meeting.

Reminder: 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 and the report from the President and Treasurer, it was moved and seconded to approve the financial statements for November 30, 2013 and December 31, 2013. The motion was **CARRIED**

6.2 RESERVE & GEOTHERMAL LOAN TRACKER (December)

Contingency Reserve Funds Including GIC: \$680,904.89

Geothermal Reserve Funds & Loan

Geothermal Reserve (in the bank) \$ 75,895.32

Geothermal Loan Outstanding \$2,380,802.58 *(please note this number was incorrect in previous minutes)*

Current portion of Loan Payable \$35,491.95

Equity in Geothermal \$530,773.03

6.3 ACCOUNTS RECEIVABLE REPORT

The Strata Manager reviewed the accounts receivable and advised there is currently \$26,111.83 outstanding. 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.

Two demand letters were issued on January 6, 2014 and if the owners have not brought their accounts current by January 27, 2014 they will be sent legal for further action. All other owners with amounts owing have been sent reminder notices to pay.

ANNUAL RENTAL PREVIUM OF \$300.00 HAS BEEN APPLIED TO STRATA LOTS BEING RENTED. THIS IS DUE AND PAYABLE AS PER BYLAW 7.5. IF YOU WOULD LIKE FOR BAYWEST TO REMOVE THE AMOUNT FROM ACCOUNT ON FILE PLEASE EMAIL SCZINGER@BAYWEST.CA WITH AUTHORIZATION INCLUDING YOUR UNIT NUMBER.

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 HST 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

(7) BUSINESS ARISING FROM PREVIOUS MINUTES

7.1 CARPET CLEANING

Council is awaiting further review of specifications and costs. Once information is received it will be circulated to council to conduct an email vote and ratified at the next Council meeting.

7.2 BLINDS FOR AMENITY ROOM and 2ND FLOOR MEETING ROOM

The tint and blinds has been completed for the amenity room and Council is satisfied with the results.

After discussions to tint and add blinds to the meeting room, it was then moved and seconded to proceed. **CARRIED**

7.3 FINANCIAL ENGAGEMENT REVIEW (Audit of Year End Financials)

The draft financial engagement review has been completed and signed. The Strata Manager will provide the final copy to the Geothermal Lender.

(8) NEW BUSINESS

8.1 FORTIS ENERGY SYSTEMS

Due to timing the Fortis group was unable to attend the Council Meeting and provide their Presentation. They will be conducting a review of the building equipment and attending the next Council meeting to provide their presentation to Council.

(9) TERMINATION OF MEETING

There being no further business, the meeting was terminated at 4:25 p.m.

(10) NEXT MEETING DATE

The next council meeting will be held Wednesday, February 5, 2014 at 4:00 p.m.

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

ANNUAL GENERAL MEETING JULY 23, 2014