

STRATA COUNCIL MEETING MINUTES  
OWNERS' STRATA PLAN LMS 4456  
"ONE WALL CENTER"  
938 NELSON STREET  
VANCOUVER, BC

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Friday, March 16, 2007  
Columbia Room – South Tower

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PRESENT:	Phillip Jhin Joan Down	Nell Dragovan Michael Mathews	Davie Myers
REGRETS:	Nicole Pelletier	Jason Wong	
GUEST:	Tim Peters, Lawyer		
STRATA AGENT:	Rick Dickson, President Michele Campbell, Strata Agent <i>Ascent Real Estate Management Corporation</i>		

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CALL TO ORDER

The meeting was called to order at 9:03 a.m.

MINUTES OF THE PREVIOUS MEETING

It was moved and seconded to approve the minutes of the council meeting held January 18, 2007, as circulated.

MOTION CARRIED.

GUEST BUSINESS:

Tim Peters of Jenkins Marzban Logan LLP, Barristers & Solicitors, reported on the status of windows and the legal issues to date.

Mr. Peters noted that a Writ has been filed with the Supreme Court dated August 6, 2006 but has not been served against Wall Financial. This is in place as protection for the strata corporation should they wish to formally sue Wall Financial with respect to the windows, tint and heat problems.

The strata council agreed to hold a Special General Meeting in May or June to present a  $\frac{3}{4}$  vote resolution to the owners asking for their permission to serve the writ filed in August, 2006. There is a requirement that a writ must be served within 1 year of filing. The strata council will continue to work with Wall Financial and Visionwall to resolve the outstanding issues. Tim Peters agreed to draw up the resolution that will be distributed to the owners under separate cover

RDH Engineering has advised that they are ready to go ahead with the insuite testing and Jason Wong has agreed to organize this with the strata agent, concierge and RDH. The insuite testing should begin the last week in March.

It was reported to council that a suite with tinted windows is now experiencing fogging as well. This information will be passed on to Brian Hubbs of RDH Engineering.

A council member asked why the City can't be sued for problems relating to the change to clear glass? Tim Peters noted that the City shall not and cannot be held responsible with respect to development and construction.

The strata council felt it would be in their best interest to talk to the City and take further action as necessary.

#### BUSINESS ARISING:

1. Suite 4701: The strata agent advised that Phoenix Restoration has completed the repairs to the dome and the invoice has been sent to Wall Financial for payment.
2. Suite 4701 Window Leak: Phoenix Restoration was called out to investigate a water leak coming through the drapery track and automated blind brackets of unit 4701. Phoenix Restoration will be in contact with the company that installed the automated blinds in order to have them remove them. Once the blinds have been removed Phoenix will be in a better position to investigate the leak.
3. Elevator Maintenance Contract: The strata agent is awaiting a response from Richmond Elevator with respect to the contract status.
4. Climb the Wall: Joan Down reported on this year's Climb the Wall event. There were a few minor problems but overall it was a success.

It was moved and seconded to approve for the 2008 Climb the Wall event. The strata agent will notify the Lung Association in writing of council's approval.

MOTION CARRIED.

Joan will also ask the Lung Association if they would be interested in purchasing an extra set of elevator pads for back up.

5. Stairwell Alarms: The strata agent advised that the work is progressing on the stairwell cross over alarms and should be in place within the next week or two.
6. Concierge Vacation Pay: The strata council instructed the strata agent to speak to the employee in question to ensure everything has been worked out.

#### FINANCIAL

1. It was moved and seconded to approve the financial statements for the one (1) month ending January 31, 2007.

MOTION CARRIED.

2. It was moved and seconded to approve the payment of an invoice from On Side Restoration in the amount of \$4,985.47.
3. Accounts Receivable: The council directed the strata agent to take the necessary means to collect outstanding accounts receivable amounts and to ensure late penalties are levied.

#### NEW BUSINESS

1. Move In/Out: It was moved and seconded to adopt the following: Owners moving in or out of a furnished suite must be charged the full move in/out fee. Owners will be advised that they can write to the strata council to have the charge reversed. This will be done on a case by case basis.

2. Concierge Guidelines: Joan Down has made revisions to the concierge guidelines and will send a revised copy to the strata agent for their review and input.
3. Dogs: Owners are reminded to pick up after their pets. Also any owners found to be allowing their pets to defecate on common property (e.g. elevator cabs, lobby floors) and not cleaning up after their pets will be fined and all costs associated with the cleaning will be charged back to the strata lot owner in question.
4. Bylaw Infraction: The council discussed the fact that no further complaints have been received regarding an owner and their strata lot and therefore decided that no further action is required.

#### ADJOURNMENT

There being no further business, the meeting was adjourned at 11:22 a.m.

The strata council agreed to hold a Special General Meeting in May or June. A council meeting will immediately follow at the conclusion of the Special General Meeting.

Ascent Real Estate Management Corporation  
Managing Agents  
On Behalf of Owners' Strata Plan LMS 4456

R. S. (Rick) Dickson  
Strata Agent

RSD/mc