

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

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Monday, March 2, 2009  
Columbia Room – South Tower

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**PRESENT:** Joan Down Michael Mathews

**VIA TELEPHONE:** Phillip Jhin

**REGRETS:** Bruce Gleig Nell Dragovan Havana Ulrich

**STRATA AGENTS:** Rick Dickson & Michele Campbell *Ascent Real Estate Management Corporation*

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**CALL TO ORDER**

The meeting was called to order at 9:30 a.m.

**MINUTES**

It was moved and seconded to approve the minutes of the September 10, 2008 council meeting, as presented.  
**MOTION CARRIED.**

**COUNCIL RESIGNATION**

Council accepted Myrna Crawford's resignation from council. The council wishes her all the best and thanks her for her time.

**BUSINESS ARISING**

1. **Window Update:** The council reviewed an email update from Brian Hubbs of RDH with respect to the windows. It was noted that two broken window units were replaced and it is believed that one test window was installed. The council requested that strata agent email Brian to confirm how many windows have been removed and what is planned for the replacement and testing.
2. **Climb the Wall:** Joan Down reported that the Climb the Wall event was very successful without any problems or damage.

Joan reviewed an email from an owner regarding possible problems with the elevators due to the excessive use. ThyssenKrupp Elevators, who maintain the strata corporation elevators, indicated that limiting the capacity to 10 people at a time in the elevators would assist in alleviating any possible problems. The staff and volunteers did a fine job at monitoring the elevators and avoided both elevator overload and traffic jams on the 48<sup>th</sup> floor.

Council requested that the agent contact ThyssenKrupp to ask if future Climb that Wall events would pose any additional problems with the elevators.

If any owners have any questions or concerns regarding the Climb the Wall event they are asked to submit their comments to Joan Down.

## **FINANCIAL**

1. The strata agent provided the financial statements for the twelve (12) months ending December 2008. It was moved and seconded to approve the statements as presented.  
**MOTION CARRIED.**
2. The strata agent provided the financial statements for the one (1) month ending January 2009. It was moved and seconded to approve the statement as presented.  
**MOTION CARRIED.**
3. **Audit:** The strata council discussed performing an audit on the 2008 fiscal year. It was moved and seconded to have Reid Hurst Nagy perform the audit, with the funds to be taken from the CRF fund.  
**MOTION CARRIED.**
4. The strata council reviewed the accounts receivable and instructed the strata agent to write to a number of owners who are delinquent in paying their strata fees.
5. **T1044 - Non Profit Organization Information Report:** The strata corporation must file a T1044 when the strata corporation's total assets exceed \$200,000.00. The strata council approved the filing of a T1044.

## **NEW BUSINESS**

1. **Hotel Issues:** Joan Down reported on a number of issues that owners and the concierge staff have been having problems with:
  - a) Communication: In past there has been a lack of communication between the hotel and the strata corporation; this has greatly improved over the past few weeks. Joan will be meeting with the head engineer of the hotel to ensure this continues.
  - b) Beeping Sounds: The beeping sound occurs when the hotel is testing or working on the fire equipment; unfortunately, this sound is unavoidable. The hotel has agreed to inform the concierge staff when the testing will happen so that notices can be posted in advance.
  - c) Computer Issues: The concierge computer is linked into the hotel's server, which can cause problems when the server is down and emails are not able to be received at the concierge desk. J-Joan Down has agreed to research other options for email and report back at the next meeting.
  - d) Fobs: Joan Down will check with the hotel to see if there is an upgrade of the current software that may be more user friendly for deleting and activating fobs for the building.
2. **Enterphone:** The strata council authorized the strata agent to contact Metallica to refurbish the enterphone panel.
3. **Bylaw Infractions:** Council reviewed the various bylaw infractions with the agent and instructed the agent to send warning letters to the owners in question.
4. **Night Concierge:** Eleanor has spoken with Gargoyle Security requesting consistency with the staff that they are sending.
5. **Short-Term Rentals:** The strata council reviewed numerous move ins and outs and noted that it appears some owners are not complying with the bylaws of the strata corporation regarding short term rentals. It was moved and seconded that any short term rentals will be fined without further notice to the owner.
6. **Refurbish Janitor's Closet:** Philip Jhin noted that the janitor's closet on P1 requires repainting and renovations. It was moved and seconded to obtain quotes for this work.

**MOTION CARRIED.**

It was further moved and seconded to approve an expenditure of not more than \$750.00 for this project.

**MOTION CARRIED.**

7. **Concierge:** The council reviewed and approved a salary increase for Eleanor and Kerry.

**MOTION CARRIED.**

8. **Concierge Desk Equipment:** The strata council approved the purchase of the following items for the concierge desk in an amount not to exceed a total of \$500.00:

- Digital camera (to take pictures of any move in/out damage)
- All-in-one printer
- New key box

9. **Electronic Minutes:** An email was forwarded to council by the strata agent asking if the strata corporation was interested in distributing their minutes via email at a cost of \$25.00 per month. The strata council discussed the option but decided against it as the minutes of the meetings are posted on the strata corporation's website.

It was further discussed that some owners may wish to opt out of receiving minutes via mail. Any owners who wish to opt out of the mail distribution are requested to email Michele Campbell at [mcampbell@ascentpm.com](mailto:mcampbell@ascentpm.com).

10. **Staging Ropes:** The strata agent was requested to contact Dan Wilson of Wall Financial to enquire as to the status of the temporary stage ropes on the 04 side of the building, as owners have been complaining about the ropes banging into their windows and creating significant noise.

11. **Police & Fire Games:** The strata corporation received an application to host an event similar to the Climb the Wall for the Police & Fire Games in August 2009. The strata council has graciously declined this application.

## **ADJOURNMENT**

There being no further business, the meeting was adjourned at 10:45 a.m.

The next meeting of the strata council will be held on Monday, May 11, 2009 at 9:30 a.m.

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

R.S. (Rick) Dickson  
Strata Agent

RSD/mc