



Cranbrook Agencies Real Estate

Division of Sharron Billey Holdings Ltd.

911 Baker St., Cranbrook, BC V1C 1A4

BUS 250-426-3355 FAX 250-426-3683

TOLL FREE 1-888-629-4002



**SPECIAL GENERAL MEETING
MOUNTAINVIEW STRATA NES 2964
November 5, 2007 AT 7:00 PM
ABC Restaurant, Cranbrook, BC**

Attendance:	Ronaye Matthews 6	Mark Sadler 4
	Jordan Teyke 1	Stan Hannah 1
	Amy Duffy 1	Lillian Cowan 1
	Karam Hans 1	Susan Ballard 1
	Al Nadeau 1	Linda Marlow 1
	Frankie Seitz 1	Sonia Mama 4

Staff: Sharron Billey, Strata Manager
Nancy DeRosa, Assistant to Sharron Billey

Guests:	Cynthia Hannah	Dale Nadeau
	Jody Duffy	

Ronaye Matthews carrying proxies for: Tony Hickling, Raymond Edinger, Azmero Mamo, Hugh and Angela Williams, and Stephanie Willford.

Mark Sadler carrying proxies for John and Maxine Harder.

Sonia Mama carrying proxies for Ryan Baldwin, Janice Seto, and Chris DeRosa.

There are a total of 23 of a possible 27 votes.

The meeting was called to order at 7:03 PM by Strata Manager, Sharron Billey

REPORTS:

New Windows:

There was discussion involving the attached Quote and Spreadsheet. This was prepared using the information provided to Sharron Billey on the breakdown of expenses regarding the proposed new windows and sliding patio doors from Unique Windows. There were a total of 4 window companies approached for quotes; Unique Windows was the only quote received. They have all the necessary experience and equipment to do an apartment building such as Mountainview. Other local businesses do not do this type of work.

The total cost of the project, including taxes, labor, materials and cleanup was \$79,179.88 for Starline Windows and Patio Doors. The replacement would be not begin until approximately March, 2008.

Discussion continued: how to pay for the windows and patio doors and the condition of the present windows. It was reported by owners who live in the building that many of the windows ice up; there are no seals and the weather stripping is all completely worn out. The windows and sliding glass doors are all original.

Motion: Replace all windows and all patio doors based on the quoted price of \$79,179.88 by Unique Windows of Kimberley.
21 votes in favor, 2 against. Carried.

There was much continuing discussion on how to pay for the windows. There were several different possibilities, a loan to the Strata, special assessment, and outright payment by some owners. It was agreed that the owners did not want to pay higher strata fees, but if they kept up at the present fee structure, a loan could be paid from the strata fees. Part of the payment would come from the existing Contingency and the excess in Operating Funds.

Motion: Maintain status quo and keep strata fees as they are.
21 votes in favor, 2 against. Carried.

OTHER BUSINESS:

There has been a noticeable decline in the amount of income from the laundry, creating a closer watch of the facilities. It was reported by Ronaye Matthews that since the laundry rooms were watched daily, a total of \$126 had been collected from November 1. There was discussion about the use of slugs in the machines. In this case the slugs would be purchased by Strata and kept at Realty Executives and possibly at one of the resident's in Mountainview. In this way, there would be no money to steal from machines. Sharron will look into the best way to provide this service. Sharron was also asked to post notices in the laundry rooms in regards to keeping the rooms cleaner, cleaning lint screens, etc.

Motion: Replace the front mirror and have it affixed to the wall as well as having the mirrors on other floors screwed to the wall.
Seconded. Carried.

There was a report of a broken lock in the back door. It will be replaced.

Newalta has been called to clean the pipes and drains in the building to clear build-up and stop suds from coming up in sinks and fixtures in lower levels. This will be set up as an annual maintenance process.

There was a report of noise from the roof on the 4th floor from heavy winds.

Motion to adjourn the meeting at 7:55 PM. Seconded. Carried.

We encourage all interested Strata Owners to attend our council meetings as guests. If there is anything you wish to discuss at any council meeting please forward your request stating your topic to Strata NES 2964, 911 Baker Street, Cranbrook, BC V1C 1A4. You then will be added to the agenda of the first meeting following your received, written request. (We ask that you limit your presentation to Council to a maximum of 5 minutes.)

Mountainview Window Quote

Unit	Type	Tenant	Patio Door	1 Bedroom	2 Bedroom	Big 2nd Bdrm	Batchelor Window	Large Basement Window	Side Kitchen Window	Sub total Cost Per Unit	4 Hall Common Windows Per Unit Share	Total Cost Per Unit
101	1	Baldwin, Ryan		\$ 765.14				\$ 980.34	\$ 726.43	\$ 2,471.91	\$ 103.50	\$ 2,575.41
102	1	Williams, Hugh & Angelina		\$ 765.14				\$ 980.34	\$ 726.43	\$ 2,471.91	\$ 103.50	\$ 2,575.41
103	1	Linda Marlow & Dave Graham		\$ 765.14				\$ 980.34		\$ 1,745.48	\$ 103.50	\$ 1,848.98
104	1	Seto, Janice		\$ 765.14				\$ 980.34		\$ 1,745.48	\$ 103.50	\$ 1,848.98
106	2	Stanley, Cindy & Hannah		\$ 765.14	\$ 765.14			\$ 980.34	\$ 726.43	\$ 3,237.05	\$ 103.50	\$ 3,340.55
107	2	Ballard, Jamie		\$ 765.14	\$ 765.14			\$ 980.34	\$ 726.43	\$ 3,237.05	\$ 103.50	\$ 3,340.55
201	1	Seitz, Francis	\$ 1,345.53	\$ 735.37						\$ 2,807.33	\$ 103.51	\$ 2,910.84
202	1	Hickling, Tony	\$ 1,345.53	\$ 735.37						\$ 2,807.33	\$ 103.51	\$ 2,910.84
203	1	Matthews, Ronaye	\$ 1,345.53	\$ 735.37						\$ 2,807.33	\$ 103.51	\$ 2,910.84
204	2	Lloyd, Donny	\$ 1,345.53	\$ 735.37		\$ 1,025.48				\$ 3,106.38	\$ 103.51	\$ 3,209.89
205	B	Mamo, Azmera					\$ 1,110.81			\$ 1,110.81	\$ 103.50	\$ 1,214.31
206	2	Harder, John & Max	\$ 1,345.53	\$ 735.37	\$ 735.37				\$ 726.43	\$ 3,542.70	\$ 103.51	\$ 3,646.21
207	2	Matthews, Ronaye	\$ 1,345.53	\$ 735.37	\$ 735.37				\$ 726.43	\$ 3,542.70	\$ 103.51	\$ 3,646.21
301	1	Nadeau, Dale & Albert	\$ 1,345.53	\$ 735.37					\$ 726.43	\$ 2,807.33	\$ 103.51	\$ 2,910.84
302	1	Wilford, Stephanie	\$ 1,345.53	\$ 735.37					\$ 726.43	\$ 2,807.33	\$ 103.51	\$ 2,910.84
303	1	Wilson, Ray	\$ 1,345.53	\$ 735.37					\$ 726.43	\$ 2,807.33	\$ 103.51	\$ 2,910.84
304	2	Duffy, Amy	\$ 1,345.53	\$ 735.37		\$ 1,025.48				\$ 2,080.90	\$ 103.51	\$ 2,184.41
305	B	DeRosa, Chris					\$ 1,110.81			\$ 1,110.81	\$ 103.51	\$ 1,214.31
306	2	Cowan, Lillian	\$ 1,345.53	\$ 735.37	\$ 735.37				\$ 726.43	\$ 3,542.70	\$ 103.51	\$ 3,646.21
307	2	Harder, John & Max	\$ 1,345.53	\$ 735.37	\$ 735.37				\$ 726.43	\$ 3,542.70	\$ 103.51	\$ 3,646.21
401	1	Ballard, Susan	\$ 1,345.53	\$ 735.37					\$ 726.43	\$ 2,807.33	\$ 103.51	\$ 2,910.84
402	1	Edinger, Raymond	\$ 1,345.53	\$ 735.37					\$ 726.43	\$ 2,807.33	\$ 103.51	\$ 2,910.84
403	1	Teyke, Jordan	\$ 1,345.53	\$ 735.37					\$ 726.43	\$ 2,807.33	\$ 103.51	\$ 2,910.84
404	2	Sadler, M & M	\$ 1,345.53	\$ 735.37		\$ 1,025.48				\$ 2,080.90	\$ 103.51	\$ 2,184.41
405	B	Mama, Sonia					\$ 1,110.81			\$ 1,110.81	\$ 103.51	\$ 1,214.31
406	2	Sadler, M & M	\$ 1,345.53	\$ 735.37	\$ 735.37				\$ 726.43	\$ 3,542.70	\$ 103.51	\$ 3,646.21
407	2	Hans, Karam	\$ 1,345.53	\$ 735.37	\$ 735.37				\$ 726.43	\$ 3,542.70	\$ 103.51	\$ 3,646.21

Totals \$ 24,219.54 \$ 17,827.50 \$ 5,942.50 \$ 3,076.44 \$ 3,352.43 \$ 5,882.04 \$ 11,622.88 \$ 71,903.33 \$ 2,794.57 \$ 74,698.00

UNIQUE WINDOWS & SOLARIUMS



312-304th St.
Marysville, B.C.
V1A 3H3

Phone 250-427-2718
fax 250-427-2719
1-800-881-1588 Toll Free
uniquewindows@shaw.ca



QUOTATION / INVOICE

CUSTOMER	Mountain View Apartments #	SHIP TO	DATE
	112 17 th Avenue South		Oct 29/07
	Cranbrook		CUSTOMER ORDER #
TELEPHONE	YES <input checked="" type="checkbox"/> SCREENS	YES <input checked="" type="checkbox"/> LINER	WORK ORDER #

QTY.	RO	SIZE	HEEL	UNIT PRICE	TOTAL PRICE
A					74698 -
B					
C					
D					
E					
F					
G					
H					
I					
J					
K					
L					
M					
N					
O					
P					
Q					
R					
S					

SPECIAL DETAILS

All wood must be stained or painted as soon as possible.

PRICES GOOD FOR 30 DAYS ONLY AND ARE SUBJECT TO OFFICE CONFIRMATION.

Quote includes all materials, labour & cleanup
(all glass washed and old units disposed of)
40% deposit required upon ordering.
Price effective until Feb 15/2008.

TERMS OF PAYMENT

OF TOTAL COST TO BE PAID AT TIME OF QUOTATION ACCEPTANCE.
BALANCE TO BE PAID WHEN PROJECT IS DELIVERED AND/OR INSTALLED AS STIPULATED BY CONTRACT DETAILS.

BALANCE: \$ _____

PAY FROM THIS INVOICE. YOU WILL NOT BE ISSUED A STATEMENT.

CUSTOMER'S SIGNATURE _____

PLEASE READ CAREFULLY - Once signed, this quotation becomes a firm order. Review all sizes shown above to make sure those are the units you require, that the quantities are correct and that you agree to the price and terms. We will not be responsible if the above units are different from the plans.

2% per month (26.82% per annum) interest will be charged on overdue accounts

GST. #R135 198 919

SCREENS	included.
MUNTINS	
SAFETY	
LINER	included
NET ITEMS	
LABOUR	included.
P.S.T.	
CRAT./CART.	
SUB TOTAL	74698 -
G.S.T.	4481 88
TOTAL	79179 88