

**Mountainview Strata 2964
Council Meeting
February 3rd, 2009
207 112 17th Avenue South**

Attendance Susan Ballard Lillian Cowen
Ronaye Matthews Mark Sadler

Staff Sharron Billey
Jean Klein

The meeting was called to order at 7:10 pm by Sharron Billey, Strata Manager

Additions and Revisions to the Agenda

Lights
Parking for 407, change to Parking for 406

Motion to Approve the Additions and Revised Agenda

Moved by Ronaye Matthews, Second by Susan Ballard, Carried

Approval of Council Meeting Minutes dated May 20th, 2008

Moved by Mark Sadler, Second by Susan Ballard, Carried

Reports

Financial Report: Balance - Operating Funds, \$9,426.35 as of December 31st, 2008. Balance - Contingency Reserve \$7,375.40 as of December 31st, 2008.

Motion to Approve Financial Report

Moved by Susan Ballard, Second by Ronaye Matthews, Carried

Appoint Council Positions

Strata 2964 Council Positions are as follows: President-Mark Sadler, Secretary-Ronaye Matthews, Treasurer-Susan Ballard, Directors-Holly Wheaton and Lillian Cowen.

Motion for Approval of Appointed Council

Moved by Ronaye Matthews, Second by Mark Sadler, Carried

Old Business

Mountainview Roof: Mountainviews' new roof is now paid in full. Riemel Competence in Roofing is now working on resolving the pooled water. Strata and Council has given the roofers permission to resolve roof issues.

Motion to Give Roofers Permission to Resolve Roof Issues

Moved by Susan Ballard, Second by Lillian Cowen, Carried

New Business

Insurance Officer: Owners/occupants need to address their concerns or questions to one person that will be Sharron Billey, Strata Manager. She can be reached by email sharronbilley@cranbrookagencies.com or telephone 250 426 3355.

Unit 204, Leaking Pipe: The supply water line that runs under the front window in unit 204 burst. 180 degree water, under 90 lbs of pressure, was leaking into the unit for several hours. The President and Strata Manager approached the unit, felt the heat from the hallway, touched the door it was very warm. Mountainviews water was turned off immediately. The President and Strata Manager starting cleaning up water instantly. Vacuuming and several fans were put in place to dry out the unit. The heat recirculation lines then had to be bled. That process lasted until approximately midnight.

Heating System: The heating system has not been maintained efficiently. The system has to be de-scaled and glycol in water tank. This is much the same as having antifreeze in your car. *Glycol is a liquid that has a low freezing point and is used in such things as de-icing fluid for windshields, also used in air conditioning.* De-scaling and Glycol will now be maintained on an annual bases. Strata will obtain quotes and present them to the next meeting.

Floors, Laminate/Hardwood: Strata's needs to be protected against laminate and hardwood floor insurance claims. Strata is recommending there be a bylaw in place, against laminate or hardwood floors. Some Strata's will not allow laminate or hardwood flooring in their building. There is such a variety in quality of both the product itself and installation; if the flooring is not installed correctly it buckles, if extra underlay is not in place it's noisy. Laminate is a particle board that does not withstand much or in fact any water. Sometimes it can show damage by incorrect cleaning even.

Parking for 406: A vehicle trying to park in the space for 406 can not manoeuvre freely to get in or out. Every unit should have a useable parking spot along with a plug-in. The parking lot will be reevaluated in the spring.

Lights: Council and strata are being informed of many lights bulbs out, even after they have been replaced. This may be the result of a faulty fixtures, an electrician will have to be called in. Mountainview also is in need of an efficient outside fixture at the back door to light the parking lot.

Date, Time and Place of Next Council Meeting

The next council meet will be, Wednesday March 4th in unit 207 at 7:00 pm.

Motion to Adjourn at 8:30 pm

Moved by Susan Ballard, Second by Ronaye Matthews, Carried