MARTELLO
Trusted Real Estate Advisors

MINUTES OF STRATA COUNCIL MEETING
STRATA CORPORATION BCS-130 CAPILANO RIDGE

HELD:	Wednesday, November 19, 2014 at 6:00 p.m. - Townhouses Apartments Lobby Lounge - Capilano Crescent, North Vancouver, B.C.		
PRESENT:	Allan Kelley	-	President (Townhouse Section)
	Lauren Fraser	-	Vice President (Apartment Section)
	Philip Mattes	-	Council Member (Townhouse Section)
	Edgar Flores	-	Council Member (Apartment Section)
	Lynn Gordon	-	Council Member (Townhouse Section)
REGRETS:	Darrell Smith		Treasurer (Townhouse Section)
	Sharon Drudian		Council Member (Apartment Section)

MANAGING AGENTS: Julie Landicho, Portfolio Manager - Martello Property Services Inc.

TOWNHOMES SECTION:

1. **CALL TO ORDER:**
   The meeting was called to order at 6:04 p.m.

2. **GUEST BUSINESS:**
   a) There is no guest business at this meeting.

3. **ADOPTION OF MINUTES OF THE PREVIOUS COUNCIL MEETING:**
   A Motion was duly called. It was moved, seconded and **CARRIED** to approve the Strata Council Meeting minutes of September 17, 2014 for the Townhouse Section as previously circulated.

4. **FINANCIAL REPORTS:**
   a) Financial Statements for September & October 2014 - Townhouse:
   Management reported on the financial performance for September & October 2014. Following discussion, a Motion was duly called to approve the financial statements for September & October 2014. It was moved, seconded and **CARRIED** to adopt the financial statements for September & October 2014 as prepared by Martello Property Services Inc. and as circulated.

   b) Accounts Receivable as of November 19, 2014 - Townhouse:
   Council reviewed the arrears report as of November 19, 2014 and Council would like to thank the Owners for keeping their accounts up to date. Council requested Management to follow up on any outstanding arrears.

5. **BUSINESS ARISING FROM PREVIOUS MINUTES:**
   a) There is no business arising from the previous minutes.

6. CORRESPONDENCE:

a) 3143 – Roof Leak – Repair In Progress:
Owner reported a roof leak during the heavy rains of November 2. After entering the attic, owner isolated leak to an area near the bathroom exhaust vent passing through the roof sheathing. A bucket was installed to prevent further water from entering unit, and wet insulation was removed from attic. Phoenix Restoration was called to provide a dehumidifier and blowers to remove moisture from ceiling drywall. Roof repairs by RooFix Services and confirmation of no further leaking are in progress. A report was filed with the insurance company, but little damage was incurred so an insurance claim is unlikely.

7. NEW BUSINESS:

a) There is no new business to report at this meeting.

8. MISCELLANEOUS:

a) There is no miscellaneous business to report at this meeting.