

COUNCIL MEETING MINUTES

Sunday, 17 March, 2013

KINGS GARDEN – STRATA PLAN LMS 2926

LOCATION:

12:00 p.m.
#201 – 335 Carnarvon St.
New Westminster, BC V3L 1B9

STRATA COUNCIL

2012 / 2013

PRESIDENT

Julie Moore

VICE PRESIDENT

Arlene Johnston

**TREASURER/
SECRETARY**

Colin Naples

STRATA MANAGER

Ryan Russell
Direct Phone: (604) 595-8648
Fax: (604) 592-5866
E-mail: rrussell@baywest.ca

E-Mail: the help centre, at
www.baywest.ca

ALL ACCOUNTING INQUIRIES

Toll Free 1-877-585-4411

BAYWEST MANAGEMENT

**13468 77TH AVENUE
SURREY, B.C. V3W 6Y3**
24 Hour Line: (604) 591-6060

ATTENDANCE:

**Julie Moore
Arlene Johnston
Colin Naples**

REGRETS:

1) **CALL TO ORDER**

The President called the emergency meeting to order at 12:50 p.m. A quorum was established.

2) **NEW BUSINESS**

2.1 LETTER FROM STRATA LAWYER

The emergency meeting was called by the president to discuss the letter received by council from the Strata lawyer regarding the parking issue with the Emmanuel Pentecostal Church (EPC).

As per the Strata Property Act, the responsibility of Strata Corporation is to manage and maintain the common property and common assets of the strata corporation for the benefit of the owners. The power and duties of the strata corporation must be exercised and performed by a Strata council.

The strata corporation may do what is reasonably necessary to remedy a contravention of its bylaws or rule. With consideration of the letter received from the strata lawyer it is the position of the Strata Corporation there is no legal position for EPC to charge the owners for the parking of their vehicles in the designated spots set out in the Strata Plan LMS 2926 for Strata Lots 2 thru 30. Monies paid to EPC from 2005 until 2011 for parking is rightfully the property of the owners and it will be sought after along with the utilities bills, mainly gas and hydro

that the strata corporation paid that benefitted the commercial section of the strata corporation only, with no benefits to the residential owners.

It was moved (405) and seconded (309) the Strata Corporations lawyer submit a letter to EPC lawyer on the Strata Corporation's behalf and to reiterating the information contained in the letter that was sent to the Council dated February 28, 2013, file #1173.11. **CARRIED**

Our Strata Manager will be requested to attend a meeting with the President and Vice-President to discuss all the information that the strata council has been presented with and to enlighten us on what happens if we go to court, what to expect and a legal opinion on going after the back monies owed for parking and the monies paid on behalf of the Strata Corporation for gas and hydro that were for the benefit of the commercial section only.

3) OPERATING PROCEDURE

Council went over and filled in the Operating Procedures from Baywest Management and will submit it to our strata manager.

4) TERMINATION

There being no further business, the meeting was terminated at 2:15 p.m.

The next scheduled Meeting will be Annual General Meeting. Date and time to be announced.

Respectfully submitted
Arlene Johnston
Vice-President

Please keep these minutes with your strata lot records, as you will need to provide them to your realtor when you sell your strata lot. There will be a charge for copies.