

**Mountainview Strata 2964
Special Council Meeting
October 23rd, 2010
306 112 17th Avenue South, Cranbrook, BC**

Attendance Susan Ballard Ronaye Matthews
 Sonia Mama Lillian Cowan
 Holly Wheaton

Regrets None

Staff Sharron Billey & Elliott Born

Called to Order by Strata President Ronaye Matthews at 4:05 pm

Approval of Agenda Moved, as amended Seconded-Approved

Approval of Minutes of the September 13th, 2010 as read by Strata Manager Sharron Billey. Moved, Seconded & Approved

Financial Report: As of today, October 23rd, 2010 there is a balance in the Contingency Reserve Account -**\$10,049.51** and in Operations- **\$2,455.10** Sharron once again reminded those present that most Strata's in BC are seriously underfunded and Mountainview falls into that category.

Old Business: Items 1 – 7 from September 13th, meeting

- 1) Elliott explained the issue with water running across our lot causing more issues with ice than any of us expected. A better solution is to address the issue of a retaining wall on the east side of parking and get rid of the broken electrical outlets that do not work anyway. Most people do not plug vehicles in anymore anyway. Sharron & Elliott to get a price to present to the Council next meeting.
- 2) No continuing concern
- 3) Susan felt existing grass needs fall fertilizer and if the back "grass" was fertilized good grass would grow. It seems there are more critical issues to deal with.
- 4) We will keep a good watch on the condition of the Parking lot cracks, and the drain trench that Elliott has created. Elliott did do a lot of maintenance work on cracks in the parking lot summer 2010.
- 5) No continuing concern
- 6) Elliott continues to do an amazing job in keeping MV a safe, clean building.
- 7) No need to address.

Strata Education: MV sent 3 representatives to Strata education held in Cranbrook in September. They were Susan Ballard, Council member, Elliott Born, Maintenance person, and Pamela Hancock, bookkeeper. Cost was \$105.00 for the 3 to attend. It is always a good idea to take these courses as they become available. There is another in the fall that Susan feels we should take advantage of.

Review of what to do next - Report from Elliott Born:

- a) Parking is no longer an issue at MV with the ability of Elliott being able to assign unused parking to those who need it. This is a stop gap fix not a permanent fix.
- b) Elliott continues to feel our most urgent issues remain addressing the need for a retaining wall to improve parking and water drainage
- c) The boiler. The boiler is as old as the building and Bruder Plumbing indicate we are losing 40% of our heat up the stack.
- d) Elliott will investigate solar panel back lighting.
- e) Also next year in order to be in compliance with the fire department we will need a monitoring company to monitor our system.

New Business: Sharron reports that on October 22nd, 2010 we received information from Terasen Gas on a rebate program to replace old boilers. There is a lot of information to go through and with the information from Elliott's report Sharron highly recommends that we move forward and investigate the possibilities of us qualifying for this program. ***Motion: Move that-Instruct Sharron to investigate and report results of program options and if in fact we are able to take advantage of this offering at the next meeting. Seconded/Passed***

Date, Time and Place of Next Council Meeting: November 27th, 2010 at 10 AM in Apartment 306.

Motion to Adjourn: Moved Second Carried Meeting closed at 5:30 pm.