

**Minutes**  
**The Stella Nova**  
**Board of Directors Meeting**  
**Wednesday, June 27, 2012**  
**Owner's Lounge 1110 – 11<sup>th</sup> Street SW**

<b>Present:</b>	Brian O'Neill Frank Meriwether Nathan Zacharias Rob Murray Wayne Trieu Kerry Fitzsimmons – Rancho Evelyn Thompson- Rancho	<b>Absent:</b>	Tim Pollak
-----------------	---	----------------	------------

**1.0 Brian called meeting to Order 5:45pm June 27, 2012**

**1.2 Resignation of Jari Sokkanen**

*Motion to accept the resignation of Jari Sokkanen by Frank, 2<sup>nd</sup> by Wayne, passed.*

- Kerry mentioned that Ken MacAulay had indicated at the AGM that he would be willing to participate on the board where necessary.
- Kerry confirmed he was willing to become a board member starting in September
- Nathan noted that Jason McFarlane had indicated to him at the AGM he would be interested in participating.

*Frank motioned to appoint Ken MacAulay as a board member starting in September by Rob, passed.*

**2.0 Approval of Minutes**

**2.1 Meeting Minutes of May 30, 2012**

*Motion by Wayne to accepting meeting minutes of May 30, 2012, 2<sup>nd</sup> by Frank, passed*

**3.0 Financial Report**

**3.1 Acceptance of May 2012 Financial Statements**

*Motion by Wayne to accept the financial statements as presented, 2<sup>nd</sup> by Rob, passed.*

**3.2 Accounts Receivables**

Accounts receivables were reviewed and outstanding accounts are being sent to the lawyer.

**3.3 Reserve Investments**

Nothing new to report.

## **4.0 Correspondence**

### **4.1 Ratify email approval for 1407 and 1804 Nova pet approval**

*Motion by Rob, 2<sup>nd</sup> by Brian to ratify the email approval of 1407 Stella and 1804 Nova pet approval, passed.*

### **4.2 Pet approval received for 1704 Nova**

*Motion by Rob to accept the pet approval for unit 1704 to have 2 dogs, Brian 2<sup>nd</sup> passed.*

### **4.3 1501 and 2208 Nova Flooring Approval**

*Motion by Rob, 2<sup>nd</sup> by Brian to ratify the email approval of 1501, 2208 Nova flooring approval, passed.*

### **4.4 2601 Hot Tub Approval**

There was some concern regarding whether the Corporation's insurer was satisfied that the unit owner's liability coverage was sufficient and that this wasn't a liability to the Corporation. Kerry to clarify this with the insurer and report back to the Board.

### **4.5 Parkade Inquiries**

Request from a Nova Resident to install more mirrors in the parkade as well as more signage.

Also some new Luna residents are mistakenly parking in the Nova parking stalls as there is some confusion as to where their stalls are.

The Board realizes there are upcoming and ongoing concerns in this area, and these concerns are noted. Evelyn will contact Qualex to see if they would absorb the cost of adding additional mirrors and signage in the parkade for Luna.

## **5.0 Old Business**

### **5.1 Gym flooring at Stella**

Replacement flooring with underlay has been ordered however no install date has been confirmed yet as the material was not in stock.

### **5.2 Water Losses**

Remaining \$21,000 was recovered by Bruce Sunderland from Crawford Adjusters from the insurer of 707 Stella pertaining to the water loss from a sprinkler head knocked off by the tenant.

Bruce Sunderland recovered monies for water loss in 1506 Stella from tenant's insurer.

Payment recovered from 908 Nova from a washing machine hose leak. All other 08 units that had leaks have are still outstanding and as Bruce has not been successful in obtaining payment from the owners, caveats are to be filed.

### **5.3 Aviva Insurance Subrogation update from switch gear failure at Nova October 2009.**

The insurance company reimbursed the Condominium Corporation \$40,000 for the repairs and is trying to subrogate against the other parties to recover their costs.

Aviva required someone with knowledge of the incident was required to sign the affidavit. Kerry was nominated to sign the affidavit on behalf of the Corporation. Let it be noted that this has no financial bearing on the Stella/Nova Condominium Corporation.

### **5.4 Update on Parkade and Cost Sharing**

Kerry and Evelyn met with Jamie Polley of McLeod & Company to look through the bylaws, condo plan and registered easements to see how the cost sharing between Stella/Nova and Luna condo corporations is to be divided as it is unclear in the bylaws.

As well Jamie is to look at the affects of any sale of parking stalls between the two Corporations.

The bylaws may need to be revised to reflect any changes contained in the easements.

### **5.5 Door Moulding for Townhouses**

\$3,555 +GST is the quote from Alpine Glass which is \$1,200 more than original quote from the pervious contractor that was awarded the job but failed to start the work.

*Wayne moves to accept the quote with the money be taking out of the reserve fund, 2<sup>nd</sup> by Brian, passed.*

## **6.0 New/Other Business**

### **6.1 Creative Door Contract**

Creative Door contract is currently \$1,080 per year and increasing to \$1,400 for servicing the overhead parkade door, two loading bay doors and two garbage room doors.

The overhead door maintenance will be cost shared with Luna; power for the separate Luna door opener estimated at \$20 per month will be billed to Luna.

*Frank moves to accept the cost increase , Wayne 2<sup>nd</sup> , passed.*

### **6.2 Stella Hot Water Shut Off Valves in Hallways**

The brass shut off valves seem to be seizing up. Problem discovered when Trotter & Morton had to replace a shut off valve in a suite on the 12<sup>th</sup> floor.

Kerry to get a second opinion and obtain quotes to repair/replace the valves as it will likely require a building shutdown.

### **6.3 Water Losses in Nova**

- 604 Nova – leak on supply line under toilet tank causing damage to 504 Nova resulting in the hardwood flooring of 504 to be replaced. Costs charged to 604.
- 608 Nova – leak on shower into unit below. Costs to be partially charged back to plumber.

- 2502 Nova – during rain water is coming through the exterior cladding in the 2<sup>nd</sup> bedroom. Investigation to determine source is underway.
- 2102/2103 Nova – leak on isolation valve on shower faucet affecting both units. Costs charged to 2103.
- Stella 1102/1002 - The pvc pipe/joint connection under the shower drain in between the 10 and 11 floor in units 1102/1002 cracked and caused water damage which is not chargeable back to the unit owner. Kerry advised that this has also happened in 1304/1204 and another unit a couple of years ago and will follow up with Concept for more information.

#### **6.4 Roofing:**

Recently a piece of flashing on the 2<sup>nd</sup> floor along the alley side of the building blew off in the wind. Quote of \$2,000 + GST from Skyline roofing to replace it.

*Motion by Rob to approve Skyline roofing quote, 2<sup>nd</sup> by Wayne, passed*

Evelyn advised that an independent computer consultant that has approached Rancho Realty for maintenance on computers and computers programs, virus etc. for a monthly cost of \$325/month.

In general board feels this is too expensive and we are probably better off paying on a per hour basis as to date these type of problems have been minimal.

#### **7.0 Date and Time of Next Meeting**

**\*\*Wednesday July 25, 212 at 5:30pm in Stella Lounge (budget meeting)\*\***

#### **8.0 Adjournment**

- ***Rob motioned to adjourn meeting at 7:29pm, 2<sup>nd</sup> by Wayne, Meeting adjourned.***