

STRATA PLAN NW2050
Strata Council Meeting
Wednesday, March 27, 2013

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| 1. PRESENT: | Gordon Farrell
Carole Borthwick
Larry Makutra
Lindsay Armstrong | Aviva Levin
Terry Ash
Corinne Inglis |
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INVITED GUEST: David Doornbos, Blueprint Strata Management Inc.

2. CALL TO ORDER: 6:45 pm

3. ADOPTION OF MINUTES

- a. March Minutes - approved by email vote.

4. COMMITTEE REPORTS

a. Social - No Report

b. Grounds and Gardening

1. Report from the Administrator

- BC Plant Health Care sprayed for spam worm on April 23rd.
- A root barrier has been installed by the fir tree at visitor parking but it appears that those roots are not what is lifting the sewer line. Corona will need to inspect it to see what is causing the failure in order to repair it.
- The cost of mulching the beds is \$4,000.00 inclusive from Tyax. A second quote is being obtained.

c. Fire & Security

1. Fire Plan and Fire Marshals - Larry - No Report

2. Block Watch - Caroline -

Block watch captain's tip of the month:

Keep a photocopy of all the bank and identification cards you currently keep in your wallet so that it will be easy to know what to cancel in the event of a loss or theft.

To view the current RCMP Block Watch Newsletter just go to the following website:

<http://www.richmond.ca/safety/police/news/crprevention-news.htm>

3. Security - Terry - Two cars parked in front of 7511A were broken into

during the morning of March 17th and one of the cars was stolen. Owners are encouraged to phone the police if anything suspicious is seen in the vicinity of our complex.

d. Maintenance

1. RDH are in the process of completing our Depreciation report. It will be presented to Council on May 29th, 2013.
2. The pool area was power washed today and a few areas of tile roof and eaves that were missed will be picked up today.
3. Corona has activated a fan on the 3rd floor hallway of 7531 B due to the ongoing smell of skunk/marijuana in that area.
4. The rooftop deck fencing has been put on hold until the Strata Corporation's legal counsel provides an instruction to the council.

Owners who have exclusive use of a private deck do not own the deck. All rooftop decks are Limited Common Property and are owned by the Strata Corporation. The decks were surveyed many years ago for the purposes of legal boundaries being established. The boundaries were established for the 'exclusive use' residents and were registered at the Land Titles office in New Westminster.

The Strata Council obtained the registered Strata Plans from the Land Titles office prior to tendering of the rooftop deck project so that the contractors were aware where the fencing had to be placed (in some cases this has modified where the fencing was previously located). The Strata Council has heard from three residents regarding:

1. the placement of the fencing
2. the privacy of the fencing

The previous fencing that was installed on the rooftop decks was a 2" x 2" lattice fence. It is being replaced with a 4" solid panel with a 1" gap made of aluminum. It would appear that one or two owners made changes to the original fences so that they were more private. Legal Counsel will advise the Strata Council on these two issues so that the fencing project can continue. In the meanwhile the council has approved increasing the height of the fence from 5' to 6'.

The installation of the Playfall is 99.9% complete.

5. Council need to make a decision on a very small fence that is 3' wide. *Council selected option #2 with one post and a clip to the flashing.*
6. The contractor noticed a nail had penetrated one of the roof top decks. *Coast Hudson were called in to repair it. Completed.*
7. A cabinet has been left outside of a locker in the locker room. The resident who left it there has until April 30th to remove it or it will be disposed of. The

- Fire Code does not allow for items to be left outside of any locker area.
8. The hallway vents have been cleaned.
 9. Residents can put their pots and plants back on the rooftop deck area.
 10. Fencing will be built to follow the roof lines.
- e. Shared Facilities
1. Games Room Survey - Gord and Carole will be presenting the survey to the Shared Facility partners at the upcoming meeting to be held on May 29th.
 2. Aviva has designed a form advertising that the Pavilion Lounge can be rented. *It did not come through properly last time and Aviva is to resend.*
 3. New furniture for the lounge? *Terry will continue to look to his friend for a deal. Corinne to email a budget amount to the council.*
 4. The gardeners cleaned up the pool area last week.
 5. The pool was power washed today.
 6. Vancouver Coastal Health are to inspect the pool prior to the Victoria Day weekend so that the pool can be opened for the season.

5. NEW BUSINESS

Owners are reminded that renovations may only be carried out between the hours of 8:30 am to 4:30 pm Monday to Friday.

6. OLD BUSINESS

7. CORRESPONDENCE

Incoming

- a. Email received from SL 27 with a concern about the smell of the new rubber being installed on the rooftop decks. *Off gassing is common with most products and once the 'Playfall' has had time to acclimate there should not be a lingering odour.*
- b. Email received from SL 98 concerning the privacy and legal boundaries of the fencing for their rooftop deck.
- c. Email received from SL 105 regarding the privacy of the new roof top deck fence.
- d. Email from an owner with a proposition regarding gardening/watering for the pool area. *Council discussed the pluses and minuses at length but believed it more prudent at this time to concentrate on new furniture for the lounge.*

Outgoing

- a. Letter sent to an owner with costs to repair plumbing and other renovations.
- b. Letter sent to an owner with costs to unplug plumbing full of kitty litter.
- c. Infractions sent to two owners re oil leak in their parking stall

8. FINANCIALS

- a. Accounts Receivable for April were received late.

- b. Woodridge Shared Facility March financials were received.
- c. Cypress February & March Shared Facility financials were issued.
- d. Approval of Cypress February & March 2013 financials. *Deferred.*
- e. Fund Information Overview to March 31, 2013:

Operating Account	13,179.20
Cracked Joist Repair	20,000.00
Depreciation Report	9,724.00
CRF	103,763.53
Repiping Fund	47,578.81
Ext. Building Fund	10,384.90
Holdback	250.00
<u>Special Levy Account</u>	<u>177,685.30</u>
Total	382,565.74

- f. Woodridge Estates had a surplus from their Shared Facilities for 2012 totalling \$8,168.24 of which our portion is \$2,398.20.
- g. Cypress ABC had an audited deficit from the Shared Facilities for 2012 totalling \$1,502.00 of which our portion is \$440.99.
- h. Our 2012 audit and tax return have been completed.

9. OTHER BUSINESS

- ***Insurance renewal** – Several options have been provided. Council approved the current value option with an office discount totalling \$49,305.00
- *Extra lockers and parking stalls can be rented from the Cypress office.
- * Discuss new financial agreement. *It was agreed with David Doornbos that council would fax the signed amended agreement to David for further discussion.*

10. EMAIL VOTES

1. Council approved the March 27, 2013 minutes.
2. Council approved the renovations proposed by SL 102.
3. Council approved using the legal boundaries registered at Land Titles re roof top fencing.
4. Council approved obtaining a legal opinion regarding the issues being raised about the boundaries and privacy of the rooftop deck fencing.
5. Council approved increasing the size of the rooftop fencing from 5' to 6'.

11. MEETING ADJOURNED: 9:00 PM

12. NEXT MEETING: May 29, 2013 @6:30 PM

RDH will be in attendance to present the Depreciation Report