

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

**1. PRESENT:**        Gordon Farrell                                Larry Makutra  
                             Carole Borthwick                                Terry Ash  
                             Corinne Inglis                                Lindsay Armstrong

**REGRETS:**        Aviva Levin

**2. CALL TO ORDER:** 6:50 pm

**3. ADOPTION OF MINUTES**

- a. October 30, 2013 - approved by email vote. *Correction to October 30 minutes.*
  - 9. a. should read: "Council approved the increase to \$400.00."

**4. COMMITTEE REPORTS**

- a. **Social** - the Volunteer Party was a great success. *Thank you to Gord, Carole and Aviva for all your efforts in putting on a great party.*

**b. Grounds and Gardening**

- 1. Report from the Administrator
  - BC Plant Health Care have arranged, at their expense, the repair of the broken sprinkler system at the south side of Bldg. A. The office restoration and cleanup invoice has not yet been received.

**c. Fire & Security**

- 1. Fire Plan and Fire Marshals - Larry - No Report
- 2. Block Watch - Caroline - No Report.
- 3. Security - Terry -

\*Additional reports of mail theft from Building C are being reported. Aberdeen Locksmith has been asked to provide a quotation to replace this bank of mailboxes. An approximate value of \$5,000.00 to \$6,000.00 has been given. *Council approved obtaining three quotes and proceeding to change this bank of mailboxes as they are now bent and some will no longer close properly.*

**d. Maintenance**

- 1. Corona was on site installing an additional PRV in the boiler room. The low pressure being created due to several bathtub faucets that were leaking caused the pipes to vibrate so loudly that residents were unable to sleep.

**e. Shared Facilities**

- 1. Council amended the lounge rental agreement. *The rules will be posted permanently in the lounge for all renters to view.*

2. The Board of Health were on site and wanted us to fill up the hot tub so the spa flow rate could be measured. *They were asked to defer this until spring because the facilities are closed for the winter.*

## 5. NEW BUSINESS

- a. Aviva will chair the bylaw committee that is comprised of six volunteers. The meetings will commence in the New Year and hopefully the amended bylaws will be ready for adoption at the December 2014 AGM.
- b. Council may consider another committee, once these bylaw amendments have been adopted, in order to make them available in other languages. *To be deferred until the Bylaws have been amended.*

## 6. OLD BUSINESS

- a. Depreciation Report - Corinne and Carole completed their second review and correction of the Depreciation Report. *It has been recommended that a committee be set up to draft a 10 year plan of projects that the Strata Corporation intends to complete. The Strata's 10 year plan will more accurately predict work that will actually be completed. (For example, the depreciation report advises that all 'swing doors' be replaced in 2014. The 'swing doors' are all balcony doors and hallway doors that are currently in good working order and do not require replacement at this time.)*
- b. SGM proxies. *Council has collected all but six or seven proxies which are required in order to achieve the unanimous vote to proceed with altering the property line on the roof top deck.*

## 7. CORRESPONDENCE

### Outgoing

- a. Bylaw infractions were sent to owners related to hanging laundry on their balconies and not informing the Cypress office when their suite has been rented. *Owners are reminded to familiarize themselves with the Bylaws that were provided in the Welcome package when you moved in and are also available on the Strata Corporation's website.*

## 8. FINANCIALS

- a. Accounts Receivable for September was is \$43,071.25 (7 owners)
- b. Woodridge Shared Facility September & October financials were received.
- c. Cypress October Shared Facility financials not yet received.
- d. Approval of Cypress October financials - not yet received.
- e. Fund Overview as of October 31, 2013 not available.

## 9. OTHER BUSINESS

**10. EMAIL VOTES**

1. Council received an offer for SL80 of 215,000.00 and countered at 238,000.00.
2. Council received an offer for SL80 of 220,000.00 and countered at 235,000.00. .
3. Council received an offer for SL80 of 225,000.00 and countered at 233,000.00
4. Council received an offer for SL80 of 228,000.00 and accepted this offer - the purchaser later opted out.
5. Council received an offer for SL80 of 235,000.00 and accepted this offer.
6. Council approved the October 30, 2013 minutes.

**11. MEETING ADJOURNED: 8:10 PM**

**12. NEXT MEETING: SGM & AGM December 4, 2013 @ 6:30 PM**