

Strata Plan NW2050
Strata Council Meeting
Wednesday, May 25, 2016

1. Present: Gordon Farrell, Carole Borthwick, Felix Zhang, Lindsay Armstrong, Joanne Parkinson, Andrew Marchrones, Audrey Montero

Regrets: Linda McLaren, Cyrus Pun.

2. Call to Order: 6:33 p. m.

3. Adoption of Minutes: April 27, 2016 minutes approved by e-mail vote.

4. Other E-mail Votes:

5. Committee Reports:

a) Social:

b) Grounds and Gardening:

- i) Bartlett Tree Experts completed their annual contract. They also inspected four trees for possible health issues. ***Two of the trees are sickly and will likely eventually have to be removed, but they are not a current hazard to owners. The Holly tree outside the front of Bldg. C and the Blossoming Cherry tree near..... One tree was staked for support.***
- ii) Wilson Irrigation repaired one pipe leak in the driveway garden triangle and raised one sprinkler to improve spray range.
- iii) Assured Environmental has reported that rodent activity in May decreased to more moderate levels. A reported possible squirrel infestation is currently being investigated.
- iv) The Strata Counsel would like to thank Eva Hargreaves for her great contribution to the front garden in front of the Cypress Point sign and to Mavis Simpson for planting the beautiful flowers in pots in front of the entrances to A, B and C. Your efforts are much appreciated!

c) Fire and Safety:

d) Maintenance:

- i) Corona Plumbing attended to a minor leak from a pipe into parkade C. ***The source of the problem stems from an owner's unit and the Administrator will coordinate an action plan between the owner and Corona.***

e) Shared Facilities:

- i) The pool passed health inspection on May 18th and is officially open. A minor repair to a flow meter was required to pass inspection. After opening, two leaks were detected in a header and a heat exchanger. Repairs were estimated at \$1,100, or the exchanger could be replaced at a cost of \$3,200. ***Repairs were authorized for approximately \$1,100 by the office administrator.***

f) By-laws: no report at this time.

6. Financials

- a) Accounts receivable as of May 18, 2016 are \$4,321.77, involving seventeen owners. \$2,718.34 of this amount is due to delinquency with respect to payment of the special Levy by seven owners.
- b) Woodridge Shared Facilities April 2016 financials were received.
- c) Cypress Shared Facilities April 2016 financials were issued.

d) Cypress March 2016 financials were approved. Cypress April 2016 financial were approved.

e) Fund overview as of March 31, 2016:

Contingency Fund	\$188,879.90
Special Levy Fund	28,032.66
Repiping Fund	55,759.11
Exterior Building Fund	390.23
Future Remediation Fund	<u>152,337.65</u>
Total Funds	\$425,399.55 (of which \$140,000.00 is in a GIC)
Current Year Surplus	<u>13,491.70</u>
Total Owners' Equity	\$438,891.25

7. Correspondence Received:

a) An email was received from the owners of SL 86 requesting permission to make changes to their patio area. Council has deferred making a decision pending further investigation.

Correspondence Sent:

a) Arrears notices were sent to seven owners.

8. Other Business Arising:

a) Building C deflection: An email with Floor Slope Assessment for Building C was sent by Read Jones Christoffersen Ltd. RJC has assured Council that they found no large cracks in the slab that would indicate major problems. RJC thinks that the forms may have been removed too soon after the slab was poured during construction. RJC's report included observations, conclusions and recommendations. The Strata Council discussed the different recommendations and decided to go with having the suspended slab scanned by radar to ascertain whether the slab was constructed in accordance with the drawings to determine the reinforcing bar spacing and slab thickness. They will also need to chip open a sampling of reinforcing bars to confirm their size. The cost for this work would be approximately \$1,000 (excluding GST) with an additional fee for RJC to oversee and report on the work.

b) Reopening the Games Room was discussed and voted on in favour by council. An effort will be made to have it opened in late Fall. A committee will be formed to work out the details.

c) A proper bench press with a built in holder for weights is being looked into for the gym.

d) A pulley system for the flag poles around the pool will be purchased and installed by our handyperson to make it easier for Strata Council members to put up and take down the flags around the pool.

9. Meeting Adjourned: 7:58 p. m.

10. Next Meeting: Wednesday, June 29, 2016 6:30 p. m.