

STRATA PLAN NW 2050
Strata Council Meeting
Tuesday, October 24, 2017
Minutes

1. PRESENT:	Gordon Farrell Carole Borthwick Linda McLaren	Billy Leung Audrey Montero Joanne Parkinson
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REGRETS: Lindsay Armstrong
Cyrus Pun

2. CALL TO ORDER: 6:35 pm

3. ADOPTION OF MINUTES

June 28, 2017 minutes approved by email. With the following changes:

Part 8. Financials

a) Accounts Receivable as of July 31, 2017 was \$6,532.5 involving:

SL 05	\$	50.00
SL 20	\$	6,087.78
SL 18	\$	364.73
SL 92	\$	30.00

b) Accounts Receivable as of August 31, 2017 was \$135.00 involving:

SL 05	\$	50.00
SL 86	\$	25.00
SL 92	\$	60.00

Council Meeting was rescheduled to Tuesday, October 24, 2017

4. COMMITTEE REPORTS

4.1 Social

A successful volunteer party was held on Sunday, October 29, 2017.

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4.2 Grounds and Gardening

4.2.1 Landscaping

Strata received a visit from Mr. Mike Nugent, an arborist from Barlett Tree Experts, on October 23, 2017. He provided a report based on his inspection of trees around the property. His recommendations include pruning the Magnolia located at the west side of Building A, 7511, in order to maintain clearance and light-flow to the property, and pruning the Cherry and Japanese Maple trees located at the front of 7531 to clean and remove all dead diseased and broken branches to improve health and appearance and reduce risk of failure. Pruning is also scheduled for the trees at the north side of the pool in order to reduce height.

Regarding Cheryl Isaac's concern for the Cypress tree in the court yard of Building B 7531, Mike explained that it is normal for the tree to develop yellow leaves after a draught or very hot summer. The tree seems to be developing normally and no extra steps need to be taken at this time.

4.3 Fire & Security – Block Watch

Council kindly invites you to visit the following links with information on Fire & Security – Block Watch.

Crime Prevention Block Watch

<http://www.richmond.ca/safety/police/prevention/blockwatch.htm>

Crime Prevention Programs Block Watch

<http://www.richmond.ca/safety/police/prevention/programs.htm>

Richmond RCMP Criminal Activity Maps

<http://www.richmond.ca/safety/police/crime.htm>

4.4 Maintenance

- 4.4.1 The enterphone for Building C 7651 was not functioning for a few days. Thank you to the residents who reported the problem to the office.

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- 4.4.2 On Sunday, October 15, 2017 three members of Strata Council spent 2-1/2 hours inspecting each building, inside and out. The aim of the walkabout was to look for potential problems and follow up with solutions. What they found:

Building B rooftop: A strange bulge was noted on the side wall which is stretching the membrane seal. It will need to be inspected by qualified roofing company as well as the caulking looks weather worn. Cleaning all the drains and debris off the roofs is needed at this time.

Wet spots on the hallway ceiling on the first floor were found. Corona has been contacted and an email to Hytec Water Management is needed in order to follow up.

All of the recycling areas good lighting above the recycling bins to help residents deposit items correctly. Also have some good signage made up for proper recycling instructions in multiple languages.

The railing inside the swimming pool area needs paint or replacement.

Outside the lounge entrance - Paint and surface coating is lifting off. Tiles on the stairs are cracked and coming loose. May have to wait to spring in order to do proper repairs.

There were other findings in Buildings A, B, and C missing electrical outlet cover, worn out weather stripping and a few other ceiling stains which need to be addressed.

Many thanks to Gordon Farrell, Carole Borthwick and Billy Leung for your time and service to Strata NW2050.

4.5 Shared Facilities

The lamp at the north side of the pool has been replaced with a new LED lighting system.

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4.5.1 Fitness Room

Winter is coming and sand gets into the room and it is difficult to clean. Please remember to bring a change of shoes to work out at the gym in order to keep it clean. Council is looking into putting a mat at the front of the fitness room to help keep the dirt out of the room.

4.5.2 Pool

Council is gathering information and quotes for the pool repairs. Some repairs are due to parts wearing out over the years and others have been mandated by the Vancouver Coastal Health Protection Institution. We are required to separate or re-arranged the chemical tanks for the pool which are now side by side in one room.

Council is also looking into the repairs for the hot tub, getting quotes and information of possible solutions for the repairs.

4.5.3 Games Room

Council is organizing an Open House for the Games Room on Wednesday, November 8, 2017 from 7 pm – 9 pm. You are all welcome!!!

4.6 Bylaw Committee

The Bylaw Committee has finished updating the bylaws. The updated Bylaws package is part of the package each owner will receive for the Annual General Meeting on November 29, 2017.

5. NEW BUSINESS

- 5.1** The Annual General Meeting is scheduled for Wednesday, November 29, 2017. Pavilion Club Lounge 7531 Minoru Blvd. The meeting will begin at 7:00 pm. Registration will begin at 6:30 pm. We look forward to seeing you there.

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PROXY: A document appointing a Proxy must be in writing and signed by the person appointing the proxy. It may be general or for a specific meeting or resolution and may be revoked at any time.

You may drop off your Proxy to the Cypress Office or fax it to 604 279-1553 by no later than 4:00 pm November 29, 2017.

The Strata Council Members MAY ACT as your Proxy. A person who is **an employee** of the Strata Corporation, including a person providing Strata Management Services, **MAY NOT hold a Proxy.**

6. OLD BUSINESS

7. CORRESPONDENCE

Outgoing:

A registered demand letter was sent to SL 66 requesting the payment for the repairs of a water leak caused by this suite.

Incoming:

An email from the owner of SL 66 asking some questions regarding the repairs and following with possible dates for the hearing.

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8. FINANCIALS

- a) Accounts Receivable as of September 30, 2017 was \$261.24
- b) Woodridge Shared Facility financials were received for August and September 2017.
- c) Cypress Shared Facilities for August and September 2017 financials were issued.
- d) Approval of Cypress Point September 30, 2017 financials.
- e) Fund overview as September 30, 2017:

Contingency Fund	214,855.30
Special Levy Fund	5,777.64
Repiping Fund	60,189.44
Exterior Building Fund	14,305.43
Future Remediation Fund	266,457.21
Total Funds	561,585.02
Current Year Surplus	<u>38,024.79</u>
Total Owner's Equity	599,609.81

9. MEETING ADJOURNED: 8:49 pm

10. NEXT MEETING: Wednesday, November 22, 2017