

STRATA PLAN NW2050
Strata Council Meeting
Wednesday, June 26, 2013

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

INVITED GUEST: Maureen Buchanan

The Strata Council received a proposal to move a rooftop deck fence over one foot on the north side of the deck and to recede the fence on east side of the deck so that both suites would still retain the same square footage. *The Strata Council advised that several steps would be required before they could proceed with making any changes.*

Step One - to have the other shared rooftop deck owner approve the proposition.

Step Two - to call a meeting of the owners to have them approve the change.

Step Three - to hire a surveyor to make the appropriate legal changes to the strata plan.

Step Four - to file the surveyed changes at the Land Titles office.

2. CALL TO ORDER: 6:35 pm

3. ADOPTION OF MINUTES

- a. May Minutes - approved by email vote.

4. COMMITTEE REPORTS

a. Social -

b. Grounds and Gardening

1. Report from the Administrator

- the soil amender quote that we received from BC Plant Health Care is not a mulch and has a higher nutrient content that works well with the sandy soil base. It would help provide good health for the plants and trees for roughly three years before needing to be repeated - value \$6,200.00. *Approved - unanimous.*

2. Healing Hands are requesting to be paid for an extra visit in July so that they can do some more catch up work. *Deferred.*

3. The ivy is dying at our complex due to a fungus that is travelling throughout the lower mainland. *Council will need to consider what to plant in the beds once the ivy is gone.*

c. Fire & Security

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

Aviva, reported that she noticed wonderful 'instructions in case of fire'. She volunteered to take a photo so that the strata council could implement this procedure.

Corinne advised that the Fire Department cancelled their inspection for June 25. It will be rescheduled. Larry is to update the Fire Safety Plan books and place them in the appropriate boxes located in each lobby.

2. Block Watch - Caroline - No Report.
3. Security - Terry - No Report.

d. Maintenance

1. The toilet tank of SL59 cracked and leaked when no one was home, causing water damage in the suite, as well as to two suites below. During this emergency situation there was confusion about the proper procedure for engaging the various insurance companies involved. Council discussed our collective knowledge of emergency procedures and felt that we needed to draft a manual for emergency situations that can be quickly used for reference. Once the emergency manual is completed we will also make it available on the Cypress website as well as electronically, so the information can be accessed by council members if they are not onsite during an emergency.
2. A new ballast is required at SL66. *The electrician has not been able to get to it but will try to complete the various repairs soon. .*
3. Bicycle cleanup - has not yet been carried out due to a lot of unexpected issues that have occurred. It has been rescheduled for July 6th.
4. SL 62 registered a complaint about the janitorial service vacuuming the hallways between 5 to 6 pm. They are requesting that the vacuuming be completed during the hours that are allowed for renovations. *Council advise that residents are allowed to vacuum until 10 pm in their suites and this complies with the timelines allotted in our bylaws.*
5. The FD has stated that our garbage room doors must remain closed at all times. A quote was received from Precision Door and Gate to replace the Bldg. A door - value \$2,660.00 plus taxes. *Defer.*
6. Proceed with cleaning the carpet and lobby tiles once the fencing has been completed? *Council approved this work once the construction has been completed.*

e. Shared Facilities

1. Games Room Survey - Of the 40 responses received - 9 wish for the room to remain closed; 15 wish for the room to be reinstated; 16 wish for the room to be converted to a guest suite. *More discussion is required. Defer.*
2. Aviva has designed a form advertising that the Pavilion Lounge can be rented. *Aviva to locate the amended document and resend to the office so*

that it can be posted.

3. A furniture protector, polish, stain remover package has been provided by Hbc for the new Natuzzi sofa that will be delivered to the lounge in September.
4. Two side chairs could be purchased from Urban Barn for as low as \$499.99 or two leather side chairs could be purchased from Costco for the same price. *Gord to check out the Costco chairs for the lounge.*
5. Our janitorial service advise that there are two pool patio chairs with broken backs that need to be removed from the pool area. *Council will remove these patio chairs at the same time they deal with the untagged bicycles.*
6. Corona advise that the counter in the exercise room is water damaged. A bracket has been installed to brace the new faucet. *The council advise that the counter will not be replaced.*

5. NEW BUSINESS

6. OLD BUSINESS

- a. The fencing installation on the rooftop decks is currently being completed.
- b. We have received a discontinuance from the tripping lawsuit.

7. CORRESPONDENCE

Incoming

- a. Note received from SL98 requesting a hearing with council.
- b. Email received from SL102 that their renovation will be completed on June 21 and that the contractor will obey the bylaws regarding the hours allowed to work.

Outgoing

- a. Two bylaw infractions issued. One re various infractions at the pool and spitting on the pool deck; and the second for placing items on the balcony railings.

8. FINANCIALS

- a. Accounts Receivable for June is \$36,902.41
- b. Woodridge Shared Facility April & May financials were received.
- c. Cypress April Shared Facility financials were issued.
- d. Approval of Cypress May financials - only partially received.
- e. Fund Information Overview to May 31, 2013:

Operating Account	12,300.27
Cracked Joist Repair	12,564.60
Depreciation Report	4,572.00
CRF	95,830.86
Repiping Fund	49,193.90
Ext. Building Fund	17,070.69

Special Levy Account	106,144.12
Total	297,676.44

9. OTHER BUSINESS

- a. Corinne received a copy of a lovely newsletter written by a strata corporation who has been with Gerry Blanchard of CrossRoads for about 20 years. *Gerry would like an opportunity to meet with the council for $\frac{1}{2}$ to 1 hour if possible.*
- b. Charge SF for the recent audit - their portion? *Council approved \$200.00 be charged re the recent audit.*
- c. Charge SF for the recent depreciation report? *Defer for now.*
- d. Depreciation Report - *Corinne and Carole are to meet to go through the depreciation report and correct the numerous errors in the report. A response will be sent to RDH so that their report can be corrected and reissued.*

10. EMAIL VOTES

1. Council approved the May 29, 2013 minutes.
2. Council approved proceeding with a 7 year extended warranty for the Natuzzi sofa purchased for the lounge.
3. Council approved issuing Gord's termination letter to Blueprint Strata Management.

11. MEETING ADJOURNED: 9:30 PM

12. NEXT MEETING: August 28, 2013 @6:30 PM