

STRATA PLAN NW2050

Strata Council Meeting
Wednesday, March 27, 2013

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

REGRETS: Lindsay Armstrong

2. CALL TO ORDER: 7:00 pm

3. ADOPTION OF MINUTES

- a. February 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 have planted three new trees as approved by Council.
- We are waiting to receive a date when the a root barrier will be installed to the fir tree that is lifting the pavement and sewer line directly west of visitor parking.
- The cost of mulching the beds is to be obtained and the landscape company is to ensure all weeds are removed before the mulching takes place.
- Re SW corner of Bldg. C is in terrible shape - it may be less costly to completely remove all of the ivy, grass, buttercup etc and start over rather than try to fix the problem. *Council approved removing the sick ivy, grass and weeds in this particular bed.*

c. **Fire & Security**

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

d. **Maintenance**

- 1. RDH are in the process of completing our Depreciation report. *We have not*

received a tentative date when it will be completed.

2. A new computer has been purchased and installed in the office along with a new printer.
3. The eaves and terra cotta roof tiles have been cleaned which has made a mess of the windows, thus window cleaning has been scheduled for Monday, April 1, 2013. *Some work may not get done in this timeline and the contractor will come back to complete over the next 10 days.*
4. The rooftop deck project has begun. **The schedule is as follows:**

1. February 19 - demolition of the decking and fencing - completed
2. February 21 - cleaning of the roof and rooftop deck areas - completed
3. March 5 - repair of the joist @332 and inspect and repair the soft spots located on 301/302 - completed
4. March 19 - commence with the Playfall and aluminum fencing installation - in progress
5. April 30 - anticipated completion of the project

Steps 1 - 3 have been completed and the contractor is in the process of installing the new decking. The 10' x 20' soft spot area on 301/302 was caused by a dryer venting directly inside the roof area.

5. While performing clean up and repairs on the rooftop decks, it was noticed that some of the dryer vents were not functioning for various reasons. So as not to have a reoccurrence of the destruction caused on the deck of 301/302, we had all dryer vents inspected and several of the vent covers replaced. It has also been noticed that we have a few chimney stacks that are rotten and require replacement. *They will be inspected shortly.*
6. Owners are reminded not to put cat litter, rice or other such materials down the drains as the pipes are getting plugged. *Should your suite cause a problem such as this, all costs will be charged back to you. Toilets are not a substitute for garbage cans.*
7. Charge back invoices to a suite that caused a leak from their rooftop deck to the suite below? *Council felt that due to the condition of the rooftop decking material that this cost should be absorbed by the strata corporation.*

e. Shared Facilities

1. Games Room survey -*Gord is to look it over and send it out to the owners.*
2. Aviva has designed a form advertising that the Pavilion Lounge can be rented. *Aviva to send completed form to council for approval.*
3. New furniture for the lounge? *Terry to continue to look around.*
4. Pool Hours - *The Shared Facility Committee needs to hold a meeting to discuss pool hours, use of the games room and advertising for renting out the lounge. Gord and Carole will attend the meeting.*
5. The gardeners will attend to the pool area on April 18th to do a clean up.
6. The pool will be power washed on April 23rd and our Pool company will start working on the pool and hot tub on April 26th.
7. Vancouver Coastal Health are to inspect the pool prior to the Victoria Day weekend so that the pool can be opened for the season.
8. The small garbage can in the lounge is broken. *To be returned to Costco.*

5. NEW BUSINESS

In Camera:

- a. Re: Bylaws

6. OLD BUSINESS

7. CORRESPONDENCE

Incoming

- a. Letter received from an owner re outstanding strata fees, special levy and late fees. A cheque was received from this owner for payment in full along with cheques for strata fees for the balance of the year.
- b. Letter from an owner requesting that we provide access to Telus for the electrical rooms. Owner was advised that Telus have been provided with a key that they keep off site and that they do not need the Administrator to provide access for them.
- c. Email received from SL 16 asking for permission for renovations to be allowed as listed. Owner was advised that the Strata Corporation would like to repipe before they proceeded with new tile in the bathtub area. *Approved.*
- d. Email received from an owner asking for permission to lay down cardboard or some other such material to prevent the concrete from becoming stained as their car is leaking oil. *Deferred. Pending further investigation & council discussion.*

e. Email received from SL13 asking for permission for renovations to be allowed as listed. *Council approved.*

Outgoing

- a. Bylaw infraction issued to a resident who has been tossing their cigarette butts outside the back door of Bldg A.

8. FINANCIALS

- a. Accounts Receivable as of March 19, 2013 is \$24,812.50

SL 10 owes \$49.70	SL 76 owes \$126.00
SL 19 owes \$50.00	SL 80 owes \$23,566.01
SL 32 owes \$300.00	SL 89 owes \$9.07
SL 48 owes \$50.00	SL 92 owes \$30.00
SL 63 owes \$20.00	SL 105 owes \$100.00
SL 69 owes \$1,165.08	

- b. Woodridge Shared Facility January & February financials were received.
c. Cypress January Shared Facility financials were issued.
d. Approval of Cypress January 2013 financials - Approved subject to an audit.
e. **FUND INFORMATION OVERVIEW TO January 31, 2013**

Operating Account	13,328.39
Cracked Joist Repair	20,000.00
Depreciation Report	9,724.00
CRF	98,634.42
Repiping Fund	42,535.62
Ext. Building Fund	3,660.98
Holdback	249.76 (suggest we put this in misc)
<u>Special Levy Account</u>	<u>173,024.48</u>
Total	361,157.65

9. OTHER BUSINESS

Extra parking stalls and lockers can be rented from the Cypress office.

10. EMAIL VOTES

1. Council approved the use of dowels throughout the rooftop rubber paver installation.

2. Council approved the renovations proposed by SL 13.

11. **MEETING ADJOURNED:** 9:00 PM

12. **NEXT MEETING:** April 24, 2013