

STRATA PLAN NW2050
Strata Council Meeting
Wednesday, September 2, 2015

1. PRESENT:

Gordon Farrell	Carole Borthwick
Felix Zhang	Aviva Levin
Cyrus Pun	Linda McLaren
Corinne Inglis	

REGRETS: Lindsay Armstrong

2. CALL TO ORDER: 6:37 pm

3. ADOPTION OF MINUTES

a. June 24, 2015 - approved by email vote.

4. COMMITTEE REPORTS

a. **Social** - The Volunteer Party is scheduled for Sunday, November 8.

b. **Grounds and Gardening** -

- We received two quotes for correcting the drainage issues at the front of Bldg. B and the west side of Bldg. A. One quote is \$5,000.00 - the second quote is \$5,100.00 plus taxes. The low bidder is Corona. *Defer.*

c. **Fire & Security** -

1. Block Watch - No Report.

d. **Maintenance**

1. A quote was obtained to replace the double doors in the office on the south side as they are 30 years old no longer performing well. These doors could be replaced with a double glazed sealed model for \$3,206.00 with either the mini blinds inside the glazing or with opaque glass. *Council requested a formal quote be obtained and emailed to them.*
2. Council to consider installing a curb at Bldg. B where the new planting has taken place. *Council currently do not feel this is necessary.*
3. We received an alternate quote from Wilson Irrigation that charges \$150.00 each for winterization and start up, plus parts, as opposed to the \$350.00 each we are currently paying with University Sprinklers. *Council approved the use of Wilson Irrigation in lieu of University Sprinklers.*
4. A quote was received from Richmond Elevator requesting the installation of new emergency lighting units in all three buildings totalling \$2,400.00 plus tax. *Council approved.*
5. Richmond Elevator also advise a 4% increase will commence on September 1, 2015.

6. Garbage, Recycling and Green Cart program. Plastic bags are still being thrown into all recycling bins. Some suites are not recycling at all. *Aviva will design a notice to be posted regarding plastic bags.*
7. The laundry room renovation has been completed. The contractor advised that the middle dryer is rusted out inside and is a fire hazard. He recommends it be replaced soon. The price is \$1,700.47 for an identical Huebsch dryer. *Council requested a quote on purchasing a second washer as well and the quote will be emailed to council once it has been received.*
8. The second offering of installing permanent electric fireplaces was completed in July. *18 residents installed permanent electric fireplaces.*
9. A BC Hydro power smart review from Nedco has been received. It would cost appx. \$27,000.00 to upgrade all three buildings. *Council will be proposing this upgrade at the AGM.*
10. RJC Engineering were contracted to inspect the east rooftop of Bldg. B due to reports that the dryer vent stacks are venting inside the roof cavity. The report states that the roof vent situation should be corrected within the next year. The estimated cost of this work is appx. \$30,000.00. *Council will be proposing this work at the AGM.*
11. The Canadian Diabetes Association has contacted us requesting that we consider installing a clothing and household items recycling bin in our buildings. *Defer for Council to consider in more depth.*
12. *Mandatory Fire Alarm Testing is scheduled for Tuesday, September 15th
*Mandatory Chimney Inspection is scheduled for Tuesday, September 22nd.
Work will be performed between 9 am and 5 pm. We require access to the suites and will either require a key or ask that you remain home for the day.
*Strip and wax of the lobbies has been scheduled for September 9th - eve
*Carpet cleaning has been scheduled for: Tuesday, October 13,
Wednesday, October 14th and
Thursday, October 15th
*If you have converted to an electric fireplace, the chimney inspection will not be required.
13. A heater installed by Hytec in the electrical room of Bldg. C has been turned off. It had been running 24 hrs per day and the hydro bills were high.
14. The Bldg. A garage door needed a new compressor and it also appears that a vehicle hit the door. A few bent rollers were replaced.

e. Shared Facilities -

1. A Shared Facility Meeting needs to be arranged and an agenda set. Possible topics of discussion are:
 - *future use of the games room
 - *permanent changes to the children's hours in the bylaws.
 - *drug issues being experienced by all Strata's - dope, bongos, etc.

- * behaviour at the pool
- * fire in the Woodridge ladies change room - arson or accidental?
- * install fob on Woodridge SF door to hot tubs
- * lighting at the BBQ area
- * have the Shared Facility bylaws been adopted by all strata's?
Council SF members to set a date with the SF partners.

2. New aluminum signage at the pool for worn out signage is \$742.24.
Council approved all but one large sign, until new Bylaws have been completed, to ensure the wording is identical.
3. Update wording of lounge rental form re penalties if renters have not left the room by the time they state on the rental form sheet.
Declined.
4. Pool deck surface is a bit rough and a quote will be obtained to clean up the surface. .
5. Cleaning the stove top in the lounge. *Corinne will purchase a few razor gizmo's that cleans off all burnt residue from the stove top.*
6. The coat rack has been stolen from the exercise room. Previously we had exercise mats stolen from this room and on Saturday, August 29th, the last blue mat was found soaking wet in the exercise room and is now missing as well.
7. The pool will be closing on September 30, 2015 @ 11:00 pm.

f. Bylaw Committee - Gord / Aviva

Update from Bylaw Committee - **No update**

(Corinne recommends that the Strata Council avoid having 'rules' as 'rules' are generally created by the Strata Council; are not approved by a $\frac{3}{4}$ vote of the owners and are much more difficult to enforce.)

5. NEW BUSINESS

- a. The Strata Corporation has several lockers (\$30.00 per mo.) as well as exterior parking (\$25.00 per mo.) for rent.
- b. The AGM has been scheduled for Wednesday, December 2, 2015.
- c. There is a CHOA presentation re Civil Resolution being held on Monday, Sept. 14 at the Vancouver Library from 7 pm to 9 pm.
CHOA also has a fall education program for understanding and enforcing bylaws and implementing your depreciation report for anyone interested in attending.

6. OLD BUSINESS

7. CORRESPONDENCE

Outgoing

- a. Letter sent with an invoice from Corona regarding a recent leak.
- b. Letter sent with an invoice for hiring contractor to put roof deck material

back together and for cleaning it.

c. Fourteen Bylaw violations were issued:

- 4 suites regarding not obeying children's hours
- 2 suites regarding pool rules & noise issues.
- 2 suites regarding items on the balcony
- 3 suites regarding parking in visitor parking
- 3 suites regarding not having vehicle insurance.

Incoming

8. FINANCIALS

a. Accounts Receivable August 15, 2015 is \$1,651.76 (4 owners).

SL 6	52.50
SL 10	184.80
SL 32	300.00
SL 20	1,114.46

b. Woodridge Shared Facility May, June & July financials were received. As they are not printable copies, hard copies have been requested.

c. Cypress Shared Facility July financials issued.

d. Approval of Cypress June & July financials - *Approved subject to audit.*

e. July 2015 Fund Overview

CRF	137,804.07
Repiping Fund	63,708.54
Exterior Building Fund	23,543.14
Future Remediation Fund	94,328.98
Grand Total CRF	319,384.72 (of which 140,000.00 is in a GIC @ 2%)
Current Year Surplus	<u>17,791.05</u> (Operating Account)
	337,175.78

9. OTHER BUSINESS

The office printer is still making very poor copies. *After receiving suggestions from members of the council, Gord will proceed to research buying a new printer.*

Administrators position.

10. EMAIL VOTES

1. Council approved upgrading the laundry room for \$6,893.25 plus paint to be paid from the budget.

2. Council approved the June 24, 2015 minutes.

3. Council approved the shutdown of the sprinkler system and car wash due to Stage 3 water restrictions.

4. Council approved the roof inspection of the NE corner of Bldg. B for \$3,300.00

to be paid from the budget.

5. Council approved stocking the stainless steel clamps on site (as recommended by Hytec) for the repair of the plumbing lines when required.

11. MEETING ADJOURNED: 9:17 PM

12. NEXT MEETING: September 30 2015