

STRATA PLAN NW2050  
Strata Council Meeting  
Wednesday, May 28, 2014

- |                    |  |   |
|--------------------|--|---|
| <b>1. PRESENT:</b> | Gordon Farrell<br>Lindsay Armstrong<br>Felix Zhang<br>Corinne Inglis | Aviva Levin<br>Michal Harrison<br>Terry Ash |
|--------------------|--|---|

**REGRETS:** Carole Borthwick

- 2. CALL TO ORDER:** 6:45 pm

**3. ADOPTION OF MINUTES**

- a. April 30, 2014 minutes - approved by email vote.

**4. COMMITTEE REPORTS**

**a. Social -**

**b. Grounds and Gardening**

1. Report from the Administrator

- The area south of the office has been partially planted with a Styrax tree and a bed of dwarf azaleas and rhodos. The planting will be completed shortly.
- A quotation was received from BC Plant Healthcare to spray for spanworm 2 applications; to use a high pressure spray on the chestnut trees to reduce the amount of chestnuts being produced; and in the fall to install Tanglefoot to the same trees for the control of spanworm. *The spraying has been completed.* The release of 50,000 ladybugs is being recommended and will take place the summer.
- BC Plant Health care are recommending we deep root inject and aerate the recently planted Styrax for \$195.00. *Defer to next meeting.*

**c. Fire & Security - Michal - no report**

1. Fire Plan and Fire Marshals - council would like to remind you that when you hear the fire alarm, please leave the building. Do not go to your balcony.
2. Block Watch - Caroline - no report
3. Bylaws - Aviva - to confer with SL74 in the near future re update.

**d. Maintenance**

1. Exterior Painting project - is well underway with painting two coats. A carpenter replaced all rotten wood that was found. Once the painting has been completed, the recaulking of the buildings will begin. *Completion is expected around the end of June as a second coat needs to be applied and the caulking will be the last item to be completed.*

2. Energy House has almost completed the replacement of chimney stacks that had rusted through the outer liners; replaced the rain caps and replaced the rusted screws with stainless steel. The other chimney stacks will be stripped and painted.
3. Energy House provided a quotation for any suite wanting to convert their fireplace to an electric model for \$838.25 including taxes. This would include removing the Class A vent and capping and sealing off the opening so that it could no longer be used as a wood burning fireplace. A minimum of 4 units per trip would be required in order to provide this price and any electrical work to be done would be by others. *Council will send out a mailer to all residents to see how many are interested in converting their fireplace to electric. The recommended fireplace can be viewed at [www.dynastyfireplace.com](http://www.dynastyfireplace.com) . Go to Zero clearance Electric model SD-30 to view.*
4. Appliances in the laundry room - *Corinne to investigate Heubsch commercial for the laundry room as the equipment is getting old and is not working well.*
5. We are waiting to be advised by the locksmith that the new mailboxes for Building C are ready to be installed.
6. The drainage on all roof top decks has been adjusted and corrected.
7. The interior skylights and windows have all been cleaned.
8. Council has not yet received a quote from Corona to clean all building drains.
9. It has been observed that some of the rooftop deck owners are not cleaning the leaves off of their roof areas and also that grass and weeds are starting to grow in between the rubber tiles. *Council requested that rooftop deck owners be sent a letter advising that all leaves must be cleaned off of the rooftop decks and any growth between the tiles removed by June 15, 2014. If the work is not completed by this date the suite will be charged \$100.00 and the work will be carried out by the Strata's contractor. It is important for all deck owners to note that the Roofing Association advises that all roofing materials be kept clean of debris in order to extend the life of the membrane.*
10. Should we proceed with a formal complaint against Blueprint? *The Statute of Limitations will be determined and Council will discuss at that time.*

**e. Shared Facilities**

1. The Strata Council has received 28 new pool patio chairs which have been branded and labeled.
2. Murphy bed for the lounge - *Gord to investigate this. Defer.*
3. Two Natuzzi Naples leather chairs have been ordered for the lounge. They will arrive in early September.
4. Residents who are continually moving the fitness equipment have permanently damaged the lino flooring.
5. A resident of Cypress D was sent a bylaw infraction for smoking in the pool

area; being intoxicated and using foul language.

6. Extend the thick black rubber matting in the exercise room in 2015? *Council approved.*

## 5. NEW BUSINESS

Council received a copy of easements registered at the Land Titles office. The easement with Building D regarding parking lot expenses clearly outlines that each property is responsible for their own costs.

## 6. OLD BUSINESS

- a. Depreciation Report - Council is still waiting to receive the final version of the depreciation report. RDH has not advised a date when it will be completed.
- b. The foreclosure of SL80 has been resolved and monies will be forthcoming shortly.

## 7. CORRESPONDENCE

### Outgoing

- a. Bylaw infraction was sent to an owner related to:
  - SL 62 Excessive noise
- b. Letter sent to SL82 with a copy of an invoice outlining work that was recently carried out due to a plugged drain.

### Incoming

- a. Email received from SL27 requesting permission to store a kayak on the Strata's property on the rooftop deck. *Council approved.*
- b. Email received from SL 82 requesting dates and times of the excessive noise complaints and they are also wondering why we have automatically deemed these complaints to be valid. *The days and times of the complaints from several suites were forwarded to SL 82. Had it only been one suite complaining, the validity of the complaint may have come into question. However, as several suites have been complaining, there was no reason to question the validity.*

## 8. FINANCIALS

- a. Accounts Receivable for May 15 is \$66,514.24 (7 owners).
- b. Woodridge Shared Facility April financials were received.
- c. Cypress Shared Facility April financials were issued.
- d. Approval of Cypress March and April financials - Approved subject to audit.
- e. Fund Overview as of April 30, 2014:

CRF	108,090.82
Painting Reserve	<u>115,382.72</u>
Total	223,473.54

Repipe	35,565.71
Ext. Bldg.	8,482.52
Roof Top Deck	10,800.67
Future Remediation	16,688.41
Prior Years income	39,130.25
Current Year	<u>12,837.69</u>
<b>Grand Total</b>	<b>346,978.79</b>

**9. OTHER BUSINESS**

1. Council unanimously approved paying the insurance premium from the CRF.

**10. EMAIL VOTES**

1. Council approved amended April 30, 2014 minutes
2. Council approved purchase of two Natuzzi leather chairs for the lounge.

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

**12. NEXT MEETING: June 25, 2014 @ 6:30 pm**