

**STRATA PLAN NW2050
Strata Council Meeting
Wednesday, February 22, 2017**

Minutes

1. PRESENT:	Gordon Farrell Linda McLaren Joanne Parkinson	Cyrus Pun Billy Leung Jaana Bjork
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REGRETS:	Lindsay Armstrong Carole Borthwick	Audrey Montero
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2. CALL TO ORDER: 6:45pm

3. ADOPTION OF MINUTES

January 26, 2017 minutes approved by email

4. COMMITTEE REPORTS

4.1 Social

No report

4.2 Grounds and Gardening

Landscaping/Arborist:

Mike from Bartlett (Tree Arborist), will be on site this Thursday, February 23 to do the work that was approved by council. For a list work being done, refer to January minutes.

4.3 Landscaping

4.3.1 Soil Amender

Our landscaping contractor is going to be onsite on the week of February 27 do the 15 cubic yards of amender applied with blowers to around the trees and bushes.

4.4 Fire & Security – Block Watch

Email for free Earthquake Preparedness Presentation was sent out for all tenants on February 21, 2017.

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Minutes

4.6 Shared Facilities

4.6.1 Fitness Room

Two detailed posters with instructions explaining the exercises for the Bowflex Machine are now mounted and up on the wall behind the machine.

During the recent snow fall, lots of sand and salt got stuck to the gym floor. Our janitor finds it hard to clean up the sand and salt off the new rubber floor. Council Members will look into rubber flooring cleaning products and or methods. Please wipe your feet before entering the gym.

4.6.3 Pool

Some side tiles have fallen to the bottom of the pool. See picture Appendix A. Council will include these repairs together with any other repairs needed in order to comply with the regulations and safety requirements from Vancouver Coastal Health. The Administrator will gather information and proposed expenses and presented to Council Members for their next Council Meeting in March 2017.

4.7 Bylaw Committee

Gordon Farrell & Oliver St. Quintin
No report.

5. NEW BUSINESS

- a. Jaana Bjork acted as Strata Administrator while Audrey was away in February.
- b. Owner came to office to complain about smoking that affects his suite and caused his tenant to move out. Owner wants us to do an investigation.
- c. The main-door of Building C couldn't be opened from the inside. Locksmith was called in to fix the problem on January 31, 2017.

6. OLD BUSINESS

7. CORRESPONDENCE

1. Two owners were sent notices regarding noise complaints. Please be respectful of your neighbours.

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Strata Council Meeting
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Minutes

2. A resident is requesting a bin for plastic bags. The city doesn't provide a bin for plastic bags. Plastic bags are **not** to be placed in the recycling bins and must go in the large blue garbage bins. You can take plastics bags to a recycling depot or some supermarkets have bins to recycle them as well.

8. FINANCIALS

- a) Accounts Receivable as of January 31, 2017 was \$3,211.86 involving 3 owners.
- b) Woodridge Shared Facility financials were received for December and Year End 2016.
- c) Cypress Shared Facilities January financials were issued.
- d) Fund overview as January 31, 2017:

Contingency Fund	200,865.27
Special Levy Fund	5,727.85
Repiping Fund	58,076.22
Exterior Building Fund	6,716.73
Future Remediation Fund	211,013.49
Total Funds	482,399.56
*Current Year Surplus	<u>43,551.67</u>
Total Owner's Equity	525,951.23

* Net Income Prior Years \$36,503.47 + Current Year \$7,048.20 for the total amount of \$43,551.67

9. MEETING ADJOURNED: 7:45pm

10. NEXT MEETING: Wednesday, March 29, 2017

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Appendix A

