

STRATA PLAN NW2050
Strata Council Meeting
Wednesday, June 24, 2015

1. **PRESENT:**

Gordon Farrell	Aviva Levin
Felix Zhang	Carole Borthwick
Lindsay Armstrong	Cyrus Pun
Corinne Inglis	

REGRETS: Linda McLaren

2. **CALL TO ORDER:** 6:37 pm

3. **ADOPTION OF MINUTES**

a. May 27, 2015 - approved by email vote.

4. **COMMITTEE REPORTS**

a. **Social -**

b. **Grounds and Gardening -**

- We received two quotes regarding drainage issues at the front of Bldg. B and the west side of Bldg. A. One quote is \$5,000.00 and the second quote is \$5,100.00. The low bidder is Corona and they intend to tap into the existing storm drains but would need to test them first to ensure they are not clogged. *Deferred until we speak with Tom.*

c. **Fire & Security -**

1. **Block Watch -**

A break and enter occurred June 6, 2015 between 8:30 am and 1:30 pm in the 7000 block of Minoru Blvd. The point of entry was a sliding patio door which was pried open.

If your home has been broken into, call the Police and do not touch anything until the Police tell you it is safe to do so.

Always remember to keep doors and windows locked, even while at home.

- If your sliding door opens on the outside of the frame, install anti-lift guards (small L-shaped brackets) in the frame above and below the closed sliding patio door to prevent the door from being lifted out of the frame.
- Install a patio locking bar at waist level to prevent prying.

If your door opens on the inside of the frame, install a wooden stick in the bottom of the frame to prevent prying.

If you saw anything suspicious or know anything about this break and enter, please call the Richmond RCMP at [604-278-1212](tel:604-278-1212) and quote Police file #15-17512.

2. Woodridge Estates had more vehicles broken into recently. They have also had thefts due to cutting chain link fencing. Marco advised they will now use diamond fencing which is much more difficult to break into.

d. Maintenance

1. A blind will be installed in the Cypress office. An opaque vinyl could be applied to the double doors so that the very old drapes could be disposed of. The cost would be \$111.94 and we would need someone to install it. *Gord will install the blind and look into other alternatives for the double doors.*
2. Council to consider installing a curb at Bldg. B where the new planting has taken place. *Defer.*
3. The sprinkler company that we have been using is charging \$110.00 labour per hour. *Corinne has not yet obtained quotes.*
4. A quote was received in the amount of \$462.00 from our cleaning company to collect the leaves from the roof tops and clear the drains.
5. Power Vac would like to remind all residents to clear the lint from their dryer every time it is used. *Corinne to contact RJC regarding some dryer vents that are venting into the roof cavity.*
6. Garbage, Recycling and Green Cart program - Council are going to move some of the recycle bins into the parkades in 7511A & 7531B where there is more room to see if this would help alleviate the problems being encountered in the undersized garbage rooms. **No Plastic Bags, including those claiming to be compostable / recyclable are to be put into any bin except the garbage bin. Paper, containers and glass are to be separated and put into the proper bins. The City of Richmond will begin implementing fines starting on July 1 for improper recycling practices and will appear on your utility statements in the spring.**
7. Richmond Elevator will be on site to replace elevator shoes at 7531B on June 26 between 9 am to 1 pm. *The elevator will be shut down during this time.*
8. A bathroom vent that does not appear to be working was inspected by Corona and found to be working properly. *The electrician was concerned that the vent was clogged.*
9. A power smart review has been received. The Strata Council had previously approved to have Nedco Electric Supply do an Energy Savings Lighting Audit for the common areas of all our buildings. Our buildings are over 30 years old with many original fixtures and light bulbs. There have been many advances in sensors and LED light technology. The new technology has a longer lifespan and uses much less energy. In a fairly short period of time the energy savings can cover the cost of the lighting upgrades. The Strata Council has received the audit information and will be presenting this information to owners at the next AGM for approval to do the lighting

upgrades.

10. Council considered squirrel exclusion to the whole building but found the costs prohibitive in relation to the problems being encountered. *If any owner notices or hears squirrels in the roof, please let the Cypress office know.*
11. The dryer that caught fire due to an electrical malfunction was a 1998 Kenmore Model # 97017802-40.
12. Electric fireplaces are being offered to owners who missed having their suites completed the first time. The same fireplace is being offered at a cost of \$1,113.25 which includes installing a new breaker. *The deadline for ordering is July 3, 2015.*
13. All interior windows in the common areas plus 3rd floor skylights have been cleaned from the inside.

e. Shared Facilities

1. A Shared Facility Meeting needs to be arranged and an agenda set.
Defer to September

f. Bylaw Committee - Gord / Aviva

Update from Bylaw Committee - The update is still in progress.

5. NEW BUSINESS

- a. The Strata Corporation will have several lockers (\$30.00 per mo) as well as exterior parking (\$25.00 per mo.) for rent in July.
- b. Change the Costco card at the end of the year? *Defer to October.*
- c. Discuss move in / out fees and Bylaw 5.1. h). A current move in and move out fee will be reversed but may be reconsidered in late October.

6. OLD BUSINESS

7. CORRESPONDENCE

Outgoing

- a. Letter sent regarding two leaks in a suite. One leak was an expansion joint and the other leak was due to a shower head spewing water in all directions causing water to go onto the floor and into the wall system. A corner guard will be required and sealant will also be required around the shower valve and the tile and tub. *This suite has been given until July 14, 2015 to rectify the problem at which time it will be inspected.*
- b. Demand letter sent to one suite for outstanding accounts receivable.
- c. Letter sent to a suite with additional invoices due to recent water leak.
- d. Three Bylaw violations were issued:
 - 1 suite regarding not obeying children's hours in the pool.
 - 2 suites regarding no pool tags in the pool.

Incoming

8. FINANCIALS

- a. Accounts Receivable June 15, 2015 is \$8,065.31 (8 owners). A lien has been placed on one property and if the account has not been paid in full by June 30, 2015, legal proceedings will commence. A demand letter has been sent to a second property. Payment is required by July 7th in order to avoid a lien and further legal action.

SL 64	17.50
SL 10	229.80
SL 32	300.00
SL 84	50.00
SL 76	6,119.86
SL 20	1,173.35
SL 57	50.00
SL 58	25.00
SL 100	<u>99.80</u>
	8,065.31

- b. Woodridge Shared Facility May financials were received.
c. Cypress Shared Facility May financials issued.
d. Approval of Cypress April & May financials -
e. We are running out of room in our storage for financials. *Council approved keeping the last 10 years and all of the December statements for the previous years.*
f. May 2015 Fund Overview

CRF	123,880.41
Repiping Fund	65,043.28
Exterior Building Fund	21,825.82
Future Remediation Fund	81,753.02
Grand Total CRF	292,502.53 (of which 140,000.00 is in a GIC @ 2%)
Current Year Surplus	<u>10,682.29</u> (Operating Account)
	303,184.82

9. OTHER BUSINESS

The office printer is making very poor copies. *Gord to check into.*

10. EMAIL VOTES

1. Council approved a new blind for the office.
2. Council approved the May 27, 2015 minutes.
3. Council approved a Barbell set and rack for the exercise room.

11. **MEETING ADJOURNED:** 8:35 PM

12. **NEXT MEETING:** August 26, 2015