

STRATA PLAN NW2050
Strata Council Meeting
Wednesday, June 25, 2014

1. **PRESENT:**
- | | |
|-------------------|-----------------|
| Gordon Farrell | Aviva Levin |
| Lindsay Armstrong | Michal Harrison |
| Felix Zhang | Corinne Inglis |

REGRETS: Carole Borthwick, Terry Ash

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

3. **ADOPTION OF MINUTES**

- a. May 28, 2014 minutes - approved by email vote. SL70 identified an error - "Incoming b. should read SL 62 not SL 82". Council to approve corrected minutes

4. **COMMITTEE REPORTS**

a. **Social** - No Report.

b. **Grounds and Gardening**

- The release of 50,000 ladybugs was completed.
- BC Plant Health care are recommending we deep root inject and aerate the recently planted *Styrax* for \$195.00. *Defer to 2015 budget.*
- University Sprinklers provided a quote to extend and upgrade 10 heads to taller pop ups to improve coverage - for \$1,127.13. *Defer to 2015 budget.*

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

1. The new electric strike in the door leading from the parkade to the lobby at 7651 C was manually removed from the inside of the corridor over the weekend. This meant that all you had to do to get into the building was push the door open. The strike was replaced today and the locks tightened up. No debris was found nearby leading us to believe this vandalism was on purpose.
A car was incorrectly reported stolen last week but was later found.
2. Block Watch - Caroline - No report
3. Executive Fire provided a quotation to replace fire bells in Bldg. B as some were not working at all. *All fire bells on the 2nd floor are to be replaced.*

d. **Maintenance**

1. Exterior Painting project - has been mostly completed. Council to determine how deficiencies will be identified on owners balconies. A committee needs to be formed into three groups to inspect all exterior painting, new caulking plus damage to the rooftop deck tiles. Remdal has agreed to replace roof deck tiles that have paint on them. Some residents are reporting paint on their balcony membranes as well. Another item to check is the colour of the

sealants and ensure that all trims have been painted the same colour. *A paint deficiency form letter will be sent out to all owners and the strata council members will inspect the exterior paint at 9:00am Saturday.*

2. Energy House has completed the replacement of chimney stacks that rusted through the outer liners; replaced the rain caps and replaced the rusted screws with stainless steel. The other chimney stacks were stripped and painted. Missed were the pool pump stacks which may be completed in the fall. *Schedule for October when the pool heaters are off.*
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. *Council has been advised by the electrician that the power of 1500 watts for this electric fireplace requires a dedicated circuit or the power will be tripped when other items are plugged in. Energy House have been advised and will check into the matter further. This project will be delayed due to the new information provided. Council will advise once a decision has been made.*
4. Appliances in the laundry room - *Corinne provided a quotation from Heubsch for the laundry room. Council has approved one new digital washer and dryer for the laundry room as the current machines are not working very well.*
5. The new mailboxes for Bldg. C are ready - we are waiting for an installation Date to be confirmed.
6. The wood around the walkways in almost all areas is rotting out and requires replacement. *Quotes will be obtained for the 2015 budget.*
7. The wooden posts on the signage around the compost have rotted out in most areas and the signs are on the ground. *Council approved removing all of the rotten signage.*
8. Council has not yet received a quote from Corona to clean all building drains. We are also waiting to hear from them about drawings for Bldg. B so that we can proceed to install PEX to the main lines on the first floor corridor. *Council discussed and approved the use of a new plumbing company if needed.*
9. All but one rooftop deck owner cleaned the leaves and debris off of their rooftop deck. Residents are reporting that they are using blowers, shop vacs and power washers to clean their rubber tile and pick up the leaves on their decks.
10. Those rooftop decks that have skylights located on them also have a fence around the skylight for privacy. None of the residents cleaned up the leaves located by the skylights. *Council advised that the rooftop deck owners are responsible for this cleanup and asked that a letter be sent to every owner where this situation applies and a new inspection will be carried out.*

11. The rooftop of the pool pump house was not cleaned up and is currently full of leaves and debris. *This will be cleaned up shortly.*
12. The floor in the locker room could do with a coat of paint. *Council approved obtaining a quote and putting it in the 2015 budget.*
13. All of the outside walkways have been levelled off and cleared of raised pavers that could cause a fall.

e. Shared Facilities

- f. **Bylaw Committee** – Aviva reported that the technical information pertaining to the Bylaw upgrade will be completed by SL74 and that all other updating will be carried out by the Bylaw Committee.

5. NEW BUSINESS

6. OLD BUSINESS

- a. Depreciation Report – Council has received the Depreciation Report but unfortunately, there are still areas where the report is incorrect. *The Strata Council approved posting the Depreciation report on the Strata's website and will list the corrections to the report below. Council also approved posting all projects that are completed on this website so that owners and potential purchasers are able to see what work has been carried out.*
- b. The foreclosure of SL80 has been resolved. Sadly, due to the decision of the judge in December 2013, Cypress has had to absorb the court costs and legal costs for two court dates resulting in an overall loss of approximately \$20,000.00. This cost will cause a shortfall in the operating budget at year end.

7. CORRESPONDENCE

Outgoing

- a. Bylaw infraction was sent to an owner related to:
 - SL 75 Failure to provide a Form K and notify the Strata Corporation of new tenants. Three notices sent and a \$50.00 fine was imposed.
 - SL 100 Planter boxes on railings
 - Woodridge resident – Not obeying children's hours
- b. Letter sent to SL10 with a copy of an invoice they are responsible for regarding an enter phone repair.

Incoming

8. FINANCIALS

- a. Accounts Receivable for June 19 is \$5,874.28 (5 owners).
- b. Woodridge Shared Facility May financials were received.
- c. Cypress Shared Facility May financials were issued.
- d. Approval of Cypress March, April & May financials – deferred until Carole returns.

e. Fund Overview as of May 31, 2014:

CRF	73,773.66
Painting Reserve	<u>122,882.72</u>
Total	196,656.38
Repipe	38,847.44
Ext. Bldg.	10,578.50
Roof Top Deck	10,813.60
Future Remediation	20,880.05
Prior Years income	31,630.25
Current Year	<u>12,069.88</u>
Grand Total	321,476.10

9. OTHER BUSINESS

10. EMAIL VOTES

1. Council approved May 28, 2014 minutes
2. Council was asked to intervene with a cat climbing under a fence on a private deck. *Council declined.*

11. MEETING ADJOURNED: 8:45 PM

12. NEXT MEETING: August 20, 2014 @ 6:30 pm