

STRATA PLAN NW2050

Strata Council Meeting
Wednesday, February 20, 2013

1. **PRESENT:** Gordon Farrell Larry Makutra
 Terry Ash Lindsay Armstrong
 Corinne Inglis

REGRETS: Carole Borthwick, Aviva Levin

2. **CALL TO ORDER: 6:45 PM**

3. **ADOPTION OF MINUTES**

a. January 30, 2013 Minutes - approved by email vote.

4. **COMMITTEE REPORTS**

a. **Social** - No Report

b. **Grounds and Gardening**

1. Report from the Administrator

- Healing Hands has been on site continuing with pruning and general cleanup
- BC Plant Health Care was on site today and provided planting suggestions.

The Russian Olive and Redbud trees will likely be planted at the front of Bldg A as they are very decorative and one other tree on the north side of Bldg A. *Council approved 2 Russian Olive and 2 Redbud trees for planting.*

c. **Fire & Security**

1. Fire Plan and Fire Marshals - Larry - No Report
2. Block Watch - Caroline - No Report
3. Security - Terry - *Security is everybody's business. If you notice anything unusual, please report it to Terry or Corinne.*

d. **Maintenance**

1. RDH will be on site on February 26th to conduct a site review and will also visit three suites regarding the Depreciation report.
2. For the second time the computer in the Cypress office went down. Temporary repairs have been made to help it limp along until a new computer

can be ordered and installed.

3. The printer in the office has started to make a clunking noise so a new one has been purchased.
4. The rooftop deck project has begun. **The schedule is as follows:**

1. February 19 - demolition of the decking and fencing
2. February 21 - cleaning of the roof and rooftop deck areas
3. March 5 - repair of the joist @332 and inspect and repair the soft spots located @ 301/302
4. March 19 - commence with the Playfall and aluminum fencing installation
5. April 30 - anticipated completion of the project

5. The colour of the aluminum fencing approved by Council is Window Beige which is the closest colour available to match the stucco.
6. An owner has agreed to proceed with the repair/ replacement of a bathroom cabinet, sink and toilet that is leaking water into the common wall system.
7. The painter has advised that the Strata Corporation may need to consider repainting all of the wood baseboards sometime in the near future. *Defer.*

e. Shared Facilities

1. Games Room survey - *Gord to review and edit.*
2. Aviva is designing a form advertising that the Pavilion Lounge can be rented. *Defer.*
3. New furniture for the lounge? *Terry to continue to look for a deal.*
4. Pool Hours - *Defer.*
5. Men's Shower area - Painter advises that this area requires repainting as the paint is starting to peel off. *Corinne to check and advise council.*
6. Exercise room - Needs a new sign with correct hours posted. *Aviva to design. Defer.*

5. NEW BUSINESS

6. OLD BUSINESS

7. CORRESPONDENCE

Incoming

- a. Letter received from SL 22 asking for the fine to be reversed due to not providing proof of fire inspection. *Request declined. Unanimous.*
- b. Letter and email received from SL3 & SL14 re hearing water dripping

from above in their bathroom area. *Corona has been asked to inspect this and also to unplug a roof drain located on a roof top deck of SL28.*

- c. Letter received from SL 4 asking for permission for renovations to be allowed. *Council approved and advised that certified plumbers and electricians needed to be used and certificates provided to the Cypress office. Council also approved the repiping of the tub and sink area.*
- d. An owner advised that the old wood sliding doors with the original wheels that don't open or close can easily be repaired by purchasing new wheels from Home Depot and replacing them. The new wheels are nylon rather than metal and it has provided a nice 'slidy' door for a few dollars.
- e. Email received from SL48 asking for the last fine be reversed due to not providing proof of fire inspection. *Request declined. Unanimous.*

Outgoing

8. FINANCIALS

- a. Accounts Receivable as of February 14, 2013 is \$23,208.96

| | |
|------------------------|---------------------|
| SL 3 owes \$749.94 | SL 10 owes \$49.80 |
| SL 5 owes \$30.00 | SL 63 owes \$20.00 |
| SL 19 owes \$75.00 | SL 20 owes \$365.87 |
| SL 69 owes \$1,115.08 | SL 83 owes \$288.49 |
| SL 22 owes \$50.00 | SL 76 owes 126.00 |
| SL 77 owes \$671.00 | SL 29 owes \$60.00 |
| SL 80 owes \$19,588.46 | SL 32 owes \$300.00 |
| SL 88 owes \$671.00 | SL 89 owes \$9.07 |
| SL105 owes \$100.00 | SL 48 owes \$50.00 |

- b. Wynford Group did not have the Woodridge Shared Facility January financials ready yet.
- c. Bayside did not have the Cypress January Shared Facility financials ready yet.
- d. January 2013 financials are not ready yet.
- e. **FUND INFORMATION OVERVIEW TO DECEMBER 31, 2012**
Information for January not yet available

9. OTHER BUSINESS

- a. Financial management. Council approved blueprint Strata Management as our new

Financial Managers starting on April 1, 2013. *Unanimous.*

- b. The Administrator will be on vacation from Wednesday, February 27th to Tuesday, March 19th.

10. EMAIL VOTES

1. Council approved Russian Sage, Redbud and Snowbell trees to be planted.
2. Council approved signing a contract with Ocean West for the rooftop decking project.
3. Council approved the January 30, 2013 minutes.
4. Council approved reversing all fines re SL80.
5. Council approved adding interest to all outstanding strata fees re SL80.
6. Council approved having legal counsel proceed with a proposal to the bank re SL80.
7. Council approved having legal counsel proceed with a petition re SL 80.
8. Council approved having legal counsel proceed with a small claims action re SL80.
9. Council approved not proceeding with a taxation of an account as advised by legal counsel.
10. Council approved waiting to see the outcome of events re SL80 before approving proceeding to court for an injunction application.
11. Council approved a request for renovations re SL 4.
12. Council approved ordering a new computer for the office.

11. MEETING ADJOURNED: 8:30 PM

12. NEXT MEETING: March 27, 2013