

STRATA PLAN NW2050
Strata Council Meeting
Wednesday, January 29, 2014

1. **PRESENT:** Gordon Farrell
Lindsay Armstrong
Corinne Inglis

REGRETS: Carole Borthwick, Terry Ash, Mark Zhao

2. **CALL TO ORDER:** 6:50 pm

3. ADOPTION OF MINUTES

- a. November 27, 2013 & December 4, 2013 - approved by email vote. *Correction to Dec 4, 2013 Meeting minutes - Lindsay Armstrong was in attendance.*

4. COMMITTEE REPORTS

- a. **Social** - Lindsay and Gord will co-chair this committee - Aviva will assist.
- b. **Grounds and Gardening**
 - 1. Report from the Administrator
 - A resident has volunteered to build a retaining wall, south of the office, where a mud flood occurred. This area is to be replanted in spring.
 - the ivy has died in many areas of the complex and needs to be dealt with. Council to consider options. Beds of dwarf azaleas and rhodos or mass plantings using lavender etc. might be considered.
 - a quote will be revised to plant a new 'Syringa Bloomerang" south of the office and a photo will be sent.
- c. **Fire & Security** - chairperson - defer to next meeting
 - 1. Fire Plan and Fire Marshals - Emergency response questionnaire to be removed from the Welcome package.
 - 2. Block Watch - Caroline -

A break and enter occurred January 18, 2014 between 7:45 a.m. and 5:40 p.m. in the 7000 block of Minoru Blvd. The point of entry was the front door - there was no sign of forced entry.

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.

- Use good quality deadbolts (the deadbolt should have a throw length of 1 inch - the throw is the part that extends into the door frame) on all exterior doors (including

the door from the garage into the home).

- Install a strike plate (the flat metal plate that fits onto the door frame and accepts the deadbolt throw when locked). The strike plate should be 6 to 8 inches long and installed with 3 inch long screws to give maximum support.

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 #14-1884.

If you see suspicious or criminal activity, call the Police. If a suspect is present, call 9-1-1. If no suspect is present, call the Police non-emergency line at [604 278-1212](tel:604-278-1212).

3. The RCMP were called to attend an altercation at Bldg. 7651C. Fortunately, no one was hurt.
4. Bylaw - Aviva- The first draft is to be completed by March 26. SL74 is to be approached to see if they might be interested in taking on the job of Bylaw amendments.

d. Maintenance

1. Discuss paint quote for building exterior re caulking and wood rot replacement. OW to provide the paint and caulking colours used on the 2012 remediation so that all colours of paint and caulking will match.
2. Paint the pool fence or obtain a quote to replace it in 2015? *Council would like a fence company to assess the condition of the fence to see if it is worth repairing. In the meanwhile, a quote for aluminum fencing will be acquired.*
3. Clean up of electrical, garden and strata storage rooms. TLC offer rubbish removal. *Cleanup of the rooms was approved using TLC. Items are to be marked with a red dot indicating it needs to be removed.*
4. Replace mailbox bank at Bldg C. *A second quote is expected shortly.*
5. Repaint/resurface the balcony surfaces as put forward at the AGM by SL22? *The surfaces are working and do not need replacement. Try using comet to clean it.*
6. Infrared testing? *To be added to the 2015 budget.*

e. Shared Facilities

1. Council to view a few more additions to the lounge rental agreement and post it, if acceptable. *Approved.*
2. SL 22 has asked that a rowing machine be put into the exercise room. *May be considered for the 2015 budget.*
3. SL 22 has asked that the games room be converted to a suite for rent to generate income for overseas visitors or family and friends. *No budget this year. Needs more discussion.*
3. A resident who has moved out of Woodridge has asked for permission to

hold church services in the lounge once per month. A rental schedule is enclosed for council to peruse. Postdated cheques from the church have been issued and forwarded to CrossRoads. *Council approved.*

5. NEW BUSINESS

- a. Insurance Seminar put on by Pama - Corinne attended and will provide data at next meeting.
- b. Corinne requested the possibility of taking 3 weeks holiday starting March 2. *Council approved.*
- c. Council wish to remind all owners to purchase an insurance policy.

6. OLD BUSINESS

- a. Depreciation Report - We have not heard back from RDH regarding requested changes to the Depreciation Report. *Corinne to follow up.*
- b. Rooftop deck property line - Council to discuss options. Possibility of 3 options available. Council hope to have a decision by next council meeting.

7. CORRESPONDENCE

Outgoing

- a. Bylaw infractions were sent to owners related to:
 - throwing cigarette butts off the balcony and making a big mess
 - ongoing noise due to hard surface flooring
 - oil leakage in parking stalls to be cleaned up
- b. Letter sent to Bldg. D. regarding reimbursement for maintenance of the common fire hydrant.
- c. Letter sent to an owner requesting payment for plumbing services provided re failed face mount tub and shower valve.
- d. Letter sent to Bldg. D re reimbursement for electrical work carried out on their property in error and shared lighting in the parking lot.

Incoming

- a. Letter received from SL46 regarding excessive noise in a suite. *A bylaw infraction notice was sent advising the problem suite that if the disturbance continues, they may be required to install carpeting over top of the hard surface floors to help reduce the noise.*
- b. Letter received from SL62 requesting more details about the type of noise along with the dates and times. *This owner advised they had now added rugs and carpets and padded all of their furniture to help with the noise factor.*
- c. There has been a lot of incoming and outgoing mail with SL80 regarding a variety of issues. *By a unanimous vote of Council, a letter will be sent with a copy to the City of Richmond withdrawing approval for item 9. Regarding Fireplace changes. A new Scope of Work will be requested.*

8. FINANCIALS

- a. Accounts Receivable for January is \$44,644.64 (11 owners)
- b. Woodridge Shared Facility November financials were received.
- c. Cypress November Shared Facility financials were issued.
- d. Approval of Cypress October & November financials - defer.
- e. Change special levy accounts as per Tony - defer to AGM
- f. Fund Overview as of November 30, 2013

CRF	76,829.68
Dep. Report	2,157.00
Cracked Joist	12,401.85
Due from SF	<u>5,583.32</u>
Total	96,971.85
Repipe	45,610.79
Ext. Bldg.	37,188.64
Roof Top Deck	57,535.73
Prior Years income	<u>42,470.34</u>
Grand Total	279,777.05

9. OTHER BUSINESS

10. EMAIL VOTES

1. Council approved corrected AGM, SGM and SCM minutes.
2. Council approved the assistance of SL 65 to help with checking the lounge.
3. Council approved Scope of Work as proposed by SL80 but declined to approve Storing appliances on the balcony. All renos must comply with the building code.
4. Council approved the use of a Bailiff, if necessary re SL 80. .
5. Council approved Corinne attending a funeral on Jan 30.
6. Council approved the proposed renovations for SL 78. The new laminate flooring must comply with the underlayment requirements stated in the Bylaws.

11. MEETING ADJOURNED: 9:10 PM

12. NEXT MEETING: February 26, 2014 @ 6:30 pm