

STRATA PLAN NW 2050
Strata Council Meeting
Wednesday, April 25, 2018
Minutes

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|--------------------|-------------------|------------------|
| 1. PRESENT: | Gordon Farrell | Billy Leung |
| | Lindsay Armstrong | Carole Borthwick |
| | Linda McLaren | Audrey Montero |

REGRETS: Joanne Parkinson
Cyrus Pun

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

3. **ADOPTION OF MINUTES**

March 26, 2018 Minutes approved by email.

4. **COMMITTEE REPORTS**

4.1 **Social**
No reports

4.2 **Grounds and Gardening**

4.2.1 **Landscaping**

Council approved beginning a new contract with Wally Taylor Ltd. Landscaping Company. They began working with Strata NW2050 during the month of April 2018. During the last two weeks, the company got most of the debris cleaned up especially in all main areas. Next week's schedule includes trimming back bushes which are over grown. Clearing walkways in detail and evening out the walkway that have lifted up by roots behind building B 7531.

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4.3 Fire & Security – Block Watch

Council kindly invites you to visit the following links with information on Block Watch.

Criminal Activity Map: <http://csgeo.city.richmond.bc.ca/>

Richmond Block Watch:

<http://www.richmond.ca/safety/police/prevention/blockwatch.htm>

Richmond RCMP News Releases:

<http://www.richmond.ca/safety/police/news/releases.htm>

NEW Emergency Preparedness workshop

More information on the RRC program and REMO can be found by visiting www.richmond.ca/emergency or emailing emergencyprograms@richmond.ca

4.4 Maintenance

4.4.1 Assured Pest Control is working in and around Building C 7651 setting more live traps. The squirrels are nesting above stalls 132/133 and we are told by the Assured that the traps are on the ground this time. We remind all residents not to touch the traps around the building. Once the issue with the squirrels is resolved, Council will have the ceiling above the stalls repaired.

Rabbits are still being fed fruits, carrots and other food around Cypress property.

Once more Council would like the residents to understand how important is **not** to feed the animals, squirrels, rabbits or raccoons. This will help minimize the expenses paid to the pest company and the cost of replacing plants eaten by the rabbits.

As part of our bylaws:

“4.36 A resident or visitor must not feed birds, rodents or other animals from a strata lot or anywhere on the common property or on land that is a common asset”.

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This procedure will also minimize payments and expenses that can be apply to other more important and necessary expenses in Strata.

- 4.4.2 Council is investigating the possibility of updating the Mechanical Ventilation system in Buildings A, B, and C. The ventilation system is the movement of air from one space to other as well as the supply of fresh air into the air conditioned space. Mechanical ventilation assists in controlling the humidity, contaminants, air borne particles, and general air quality. More information will be share in the next month.
- 4.4.3 The total of four doors have been repaired by the locksmith in the last two months, with nearly \$870.00 for the repairs. Council would like to thank Donna Britten and Dennis Sheck for helping with minor doors repairs in the building. Also thanking Norma for reporting an unserviceable door and posting notes on the door for residents to know about it.
- 4.4.4 The broken logs around the garden in front of Building A, 7511 were once again replace and/or repaired. The logs were straightened after a car hit the logs, causing damage to some logs and a sprinkler head.

4.5 Shared Facilities

4.5.1 The Pool

The pool is scheduled to open on Friday, May 18, 2018.

Vancouver Coastal Health is having the pool inspected the week before the pool opens on May 18th. The pool area will be power washed on May 2 in preparation for the season.

The majority of the pool / spa users are responsible individuals who are mindful of the rules and regulations and have consideration for their neighbours.

Pool Patrol volunteers are charged with the responsibility of monitoring individuals conduct and the ongoing safe use of the pool / spa facilities. Their job is to:

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- Check that pool tags (green or orange) are in possession of the facility user(s) to a maximum of four persons per suite.
- Monitor that the facility is being used at the appropriate times. Ask parents of children to leave the facility when the appropriate time is over (Children's hours are: 10:00 to 12:00 noon and 3:00 to 6:00 pm)
- Ensure that the pool rules and regulations are being followed.

Other than monitoring the children's hours at 12:00 noon and 6:00 pm, random checks should be made at odd times.

At this time Strata is inviting residents to volunteer for the pool patrol for the coming season. If you would like to help with this task kindly email the office nw2050@telus.net, call 604 279 1554, or call/text the office cell number 778 886 0390.

4.6 **Bylaw Committee**

No reports at the moment.

5. **NEW BUSINESS**

- 5.1 Water leak in the hallway on the second floor of Building B 7531 was reported on Friday, April 24, 2018. The water came from suite 324 as a consequence of heavy and constant rain. One of the drains on the roof was blocked from dirt and debris allowing the water to return back to the suite through a pipe. Water traveled to the second floor and first floor damaging part of their drywall. Three suites were effected due to this water leak. Suite 324 has an open roof due to the renovation as one of the Suites affected by the fire on January 2018.

Work for the repairs started the very next day.

Canstar Restoration Company will be starting the drywall repairs in the hallways from this secondary roof leak on Monday April 30, 2018.

- 5.2 Power Washing, Skylight Washing and Spring Window Cleaning: Gleam Building Maintenance Ltd., will be on-site Tuesday May 1st, until Friday May 4th, 2018 for the power washing of the pool area and perimeter concrete stairs around the property. They will also clean all inaccessible exterior windows and skylights.

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6. OLD BUSINESS

- 6.1 While waiting for the quote on the repair of the hole in the driveway between the parking gate of Building A and the parking gate Building D. A semi-repair has been done to minimize the damage to the area.
- 6.2 Kindly reminding all residents in Building A, B, and C to please flatten the cardboard boxes. Only flattened cardboard boxes should be disposed of in the designated bins.
- 6.3 Regarding the fire in Building B 7531:
- The restoration companies involved in the bidding process want to do the final restoration repairs for the suits involved in the fire of January 2018, handed their quotes last week to Strata Insurance. More information will be soon available on which company will be performing the final repairs.
- 6.4 We are experiencing continuing problems with residents not properly disposing of their garbage and recycling items. Council would like to remind residents that our recycling bins should contain **NO PLASTIC WRAPPING OR PLASTIC BAGS**. If you are bringing papers, bottles, cans, other containers or compost down in a plastic bag, kindly disposed **the plastic** bag in the **garbage container** after you have sorted the recycling items into the proper recycling bins. Thanks in advance for all your help with keeping Stata clean and organized.

7. CORRESPONDENCE

Incoming:

Several noise complaints were received during the late hours of the night from of SL105.

Correspondence was received from SL20 about a payment scheduled to pay for the overdue monthly Strata fees.

Correspondence was received from Waste Connections of Canada announcing their increase in recycling processing fees.

An email was received reporting problems with the elevator in Building B 7531.

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Outgoing:

8. FINANCIALS

a) Accounts Receivable as of April 13, 2018 was \$2,324.10 involving 3 owners.

SL86 \$ 100.00
SL20 \$2,164.10
SL90 \$ 60.00

b) Woodridge Shared Facility financials were received for April 2018.

9. MEETING ADJOURNED: 9 pm

10. NEXT MEETING: Wednesday May 30, 2018