

## STRATA PLAN NW2050

Strata Council Meeting  
Wednesday, November 28, 2012

1. **PRESENT:**
- |                  |                |
|------------------|----------------|
| Gordon Farrell   | Aviva Levin    |
| Carole Borthwick | Terry Ash      |
| Larry Makutra    | Corinne Inglis |

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

3. **ADOPTION OF MINUTES**

- a. November 7, 2012 - approved via email vote.

4. **COMMITTEE REPORTS**

- a. **Social** - The next function will be the raffle at the AGM.

b. **Grounds and Gardening**

1. Report from the Gardening Committee: Carole advised that the gardening group will not be forming a formal committee next year but will continue to volunteer.
2. Report from the Administrator
  - Healing Hands has been on site several times now cleaning up the leaves and doing general cleanup work.
  - The City of Richmond advise that the Strata Corporation needs to select three trees for planting to replace the three sick birch trees that were removed last year. *The garden committee forgot to consider the trees that had been suggested. Larry is to provide the name of a tree that he has heard is a really nice variety. Defer to next meeting.*
  - BC Plant Health Care applied Tanglefoot to many of our trees for the control of spanworm which has been quite bad on the property.

c. **Fire & Security**

1. Fire Plan and Fire Marshals - Larry - No Report
2. Block Watch - Caroline - No Report.
3. Security - Terry - No Report

d. **Maintenance**

1. RDH has started to collect owner information in order to begin the 10 year remediation warranty inspection. Any deficiencies must be reported to the Warranty Provider by no later than January 13, 2012 - the date the warranty expires. *A total of 40 suites responded to the questionnaire out of a total of 78 suites involved in the original remediation.*
2. Assured Environmental have completed a third treatment for ants in some suites. The overall volume of ants has diminished, however one suite that showed no sign of ants at the last check discovered a new infestation in their bathroom which was treated immediately. If you discover any of these tiny ants in your kitchen or bathroom, please notify the Cypress office @ 604 279-1554.
3. The Strata Council wish to advise that if a resident experiences an electrical problem in their suite, and the fuse box in your suite does not correct the problem, you must call a certified electrician to attend. The Strata Council, under instruction from BC Hydro, are not allowed to go into the Hydro room to assist you.
4. Kelly Boy will be contacted to clean out the eaves troughs and to clean the tile portion of the roof.
5. The Strata Corporation has hired a new painter as our previous painter is off work due to injury. Business cards have been posted on the cork board for your reference.

**e. Shared Facilities**

1. Games Room survey - Gord will have the complete version updated shortly and it will be distributed in January.
2. Council approved designing a form advertising that the Pavilion Lounge can be rented. Council would like this notice posted at Ashford Place, Cypress D and Woodridge Estates for their owners information. *Aviva has volunteered to produce the form to be used.*
3. Quotations were received to recover the old 8' sofa, and solid wood chairs. It was suggested we go out and purchase new wingback chairs as it would be much cheaper than to recover. *The quotations were quite high and council will look to see what furniture is available that could be purchased new or gently used. .*
4. Aviva produced wonderful new signage that will be posted in the Exercise room.

5. A resident is wearing black soled shoes in the racquet court which is not the approved footwear. The floor of the racquet court is now covered in huge black marks as a result. Please remember to wear white soled shoes so that this room can be kept clean for all to enjoy.

## 5. NEW BUSINESS

1. We have received an updated appraisal on our property. The value from August 15, 2011 was \$22,234,100.00 and as of August 15, 2012 is \$ 22,140,000.00.
2. Some owners now have electric cars and are parking underground and plugging into our power. *The Strata Council will look into this matter. Deferred.*

## 6. OLD BUSINESS

## 7. CORRESPONDENCE

### Outgoing

- a. Bylaw infractions have been sent to the following suites:  
SL 100 Re bylaw 5.5.e - no laundry allowed on balconies

## 8. FINANCIALS

- a. Accounts Receivable as of October 16, 2012 \$21,950.26

SL 25 owes \$200.00	SL 76 owes \$522.82
SL 32 owes \$300.00	SL 80 owes \$19,641.70
SL 38 owes \$25.00	SL 85 owes \$50.00
SL 48 owes \$50.00	SL 86 owes \$70.00
SL 63 owes \$20.00	SL 89 owes \$9.07
SL 103 owes \$200.00	SL 105 owes \$100.00

- b. Woodridge Shared Facility October 2012 financials were received.
- c. Cypress October Shared Facility financials were issued.
- d. Approval of Cypress October 2012 financials. *Deferred.*
- e. Woodridge 2013 Budget was received - late. It was due Nov 1.
- f. Don Guthrie advised there will be some changes to our tax return this year but it is not expected to impact the audit fee.
- g. Legal counsel has been changed to Adrienne Murray.

## **OVERVIEW to October 31, 2012**

CRF Fund is:	\$132,769.26
	\$15,000.00 loan to operating and SF
Repiping Fund is:	\$ 36,170.40
Exterior Building Fund is:	\$ 76,101.43
<u>Special Levy Account is:</u>	<u>\$ 71,296.26</u>
<b>TOTAL</b>	<b>\$331,337.35</b>

### **9. OTHER BUSINESS**

- a. Summary of Reserves that was issued by Bayside is incorrect. I have asked for a corrected version to be issued so that we might have a copy with us at the AGM and can include it with the AGM minutes.
- b.. We normally include the Woodridge 2013 Budget in the AGM package but it was not received until yesterday thus it was not included.
- c. The unit entitlement will be available at the AGM and will be included with the AGM minutes.
- d. We are receiving numerous complaints that residents are parking in visitors parking leaving no spots available for guests. *Council will monitor this and begin to tow vehicles illegally parked.*

### **10. EMAIL VOTES**

1. Council approved the November 7, 2012 minutes.
2. Council approved an air quality / mould test be conducted in one suite.
3. Council approved a \$25.00 charge to a SF family to clean up the lounge properly.

### **11. MEETING ADJOURNED: 8:45 PM**

### **12. NEXT MEETING: December 5, 2012 AGM**