

STRATA PLAN NW2050  
Strata Council Meeting  
Wednesday, October 28, 2015

1. **PRESENT:**
- |                |                   |
|----------------|-------------------|
| Gordon Farrell | Carole Borthwick  |
| Felix Zhang    | Lindsay Armstrong |
| Cyrus Pun      | Linda McLaren     |
| Corinne Inglis |                   |

**GUEST:** Andrew Marchrones

**REGRETS:** Aviva Levin

2. **CALL TO ORDER:** 6:39 pm

3. **ADOPTION OF MINUTES**

- a. September 30, 2015 - approved by email vote.

4. **COMMITTEE REPORTS**

- a. **Social** - The Volunteer Party is being held on Sunday, November 8<sup>th</sup>.

b. **Grounds and Gardening** -

- We will be obtaining an alternate quote for landscaping. A resident has been observing another company who have been doing a spectacular job on a property nearby. We find we are constantly having to ask for work to be performed that should be an automatic function.

c. **Fire & Security** -

1. Block Watch - In case you might be interested in attending this Richmond Community Safety Earthquake Preparedness Presentation

Event: [2859 Message:](#)

Community Safety Earthquake Preparedness Presentation

Richmond Fire Rescue - RCMP - Emergency Programs

Join your local community for a FREE one hour presentation and one hour info fair. Receive information on how to:

PREVENT - Reduce personal injury

PREPARE - Reduce property loss

ACT - Know what to do

Register today, only two sessions! Visit: [www.richmond.ca/register](http://www.richmond.ca/register) or call [604-276-4300](tel:604-276-4300)

Tuesday, October 27, 2015 6:00 pm to 8:00 pm City Hall Council Chambers,

Program Code: 1310808

or Tuesday, November 17, 2015 6:00 pm to 8:00 pm South Arm Community

Centre, Program Code: 1310708

**d. Maintenance**

1. A quote has been obtained to replace the old stair railings for Plaza AB North & South and Plaza C North & South. The quote was \$4,210 for Cypress ABC and \$1,117.00 for Cypress D - plus taxes. *Council approved - unanimous. The cost will be charged to the CRF exterior maintenance fund.*
2. Richmond Elevator are suggesting we consider an upgrade to the elevators in case of a power outage. The quotations came in at \$11,505.00 plus taxes. *Council declined - unanimous.*
3. Garbage, Recycling and Green Cart program. **Plastic bags must be recycled at 5555 Lynas Lane or at your local grocery store. DO NOT THROW PLASTIC INTO THE FOOD RECYCLING OR ANY OTHER RECYCLING BIN.**
4. A second Heubsch washer and dryer has been installed in the laundry room.
5. Carpet cleaning has been completed.
6. Two owners require skylight maintenance.
7. A second owner has requested maintenance on their wood window.
8. A rotten wood balcony railing has been repaired.
9. Crack or Jack Concrete Repair has provided a quote to repair the cracks in the parkades (\$800.00 plus large crack @ Bldg. C). This work should take place in the spring. *Council has requested a firm quote to repair the parkade concrete cracks in the spring.*

**e. Shared Facilities -**

1. A Shared Facility Meeting needs to be arranged and an agenda set. *Council to contact the Shared Facility members to arrange a meeting.*
2. New aluminum signage at the pool has been ordered and received and will be installed in the spring. *The largest sign still needs to be ordered in December or in the spring.*
3. Crack or Jack Concrete Repair has provided a quote to repair the pool deck (including pressure washing and sealant) and exterior stair to the change rooms. The value is \$1,522.00. *Council approved.*
4. We have asked for a quotation to provide new lighting at the pool and around the lounge patio as the globe fixtures are falling apart. *Council approved.*

**f. Bylaw Committee - Gord / Aviva**

Update from Bylaw Committee - *In progress.*

**5. NEW BUSINESS**

- a. Residents are complaining about a severe oil leak in Stall 9A. Although a Bylaw infraction has been issued, no clean up has taken place. *Council requested a letter be sent asking for the vehicle to be repaired, the leak to be cleaned-up,*

*and the vehicle parked away from any common property in the meantime.*

"The Owner and/or user of each parking stall is solely responsible for the clean-up and the liability arising from oil leakage in the parking stall. Excessive oil leakage will result in prohibition from parking on common property until the vehicle is repaired."

b. Approve SF 2016 proposed budget. *Council approved unanimously.*

## **6. OLD BUSINESS**

## **7. CORRESPONDENCE**

### **Outgoing**

a. Seven Bylaw violations were issued:

- 5 suites regarding items not allowed on the balcony
- 1 suite regarding oil in their parking stall
- 1 suite regarding proof of car insurance

## **8. FINANCIALS**

a. Accounts Receivable September 15, 2015 is \$1,722.53 (8 owners).

SL 32	300.00
SL 81	50.00
SL 76	598.87
SL 20	299.79
SL 90	50.00
SL63	373.87
<u>SL99</u>	<u>50.00</u>
Total	1,722.53

b. Woodridge Shared Facility September financials were received..

c. Cypress Shared Facility September financials issued.

d. Approval of Cypress September financials - *Approved subject to audit.*

e. Audit - Terry Hawes has quoted \$7,500.00 plus GST for a one year audit.

Janet Helm has quoted \$9,500.00 for a one year audit. Gerry at CrossRoads says that most Strata Corporations do not do audits unless they are suspicious that something is going on. *Council decided not to proceed based on cost.*

f. September 2015 Fund Overview

CRF	151,746.03
Repiping Fund	57,815.82
Exterior Building Fund	25,259.52
Future Remediation Fund	106,923.58
<b>Grand Total CRF</b>	<b>341,744.96</b> (of which 140,000.00 is in a GIC @ 2%)
Current Year Surplus	<u>13,455.99</u> (Operating Account)
	355,200.95

**9. OTHER BUSINESS**

**10. EMAIL VOTES**

1. Council approved SL103 for an opening skylight.
2. Council approved Andrew Marchrones as the new Administrator.
3. Council approved the September 30, 2015 minutes.
4. Council approved a new hardwood floor for SL82 as long as it conforms to the bylaws.
5. Council approved an open house for SL79.

**11. MEETING ADJOURNED: 7:45 PM**

**12. NEXT MEETING: November 25, 2015**