

STRATA PLAN NW2050  
Strata Council Meeting  
Wednesday, September 30, 2015

- |                    |   |  |
|--------------------|---|--|
| <b>1. PRESENT:</b> | Gordon Farrell<br>Felix Zhang<br>Aviva Levin<br>Linda McLaren | Carole Borthwick<br>Lindsay Armstrong<br>Cyrus Pun<br>Corinne Inglis |
|--------------------|---|--|

**GUEST:** Audrey Montero, In Camera Meeting

- 2. CALL TO ORDER:** 6:33 pm

**3. ADOPTION OF MINUTES**

- a. September 2, 2015 - approved by email vote.

**4. COMMITTEE REPORTS**

**a. Social -**

**b. Grounds and Gardening -**

- We received two quotes for correcting the drainage issues at the front of Bldg. B and the west side of Bldg. A. One quote is \$5,000.00 - the second is \$5,100.00 plus taxes. The low bidder is Corona. *Council approved Corona.*
- Hoses need to be coiled up and put away for the winter. *This will take place on Sunday, October 4 @ 2 pm.*

**c. Fire & Security -**

1. Block Watch - No Report.

**d. Maintenance**

1. A quote will be obtained to replace the old stair railings for the Plaza AB North, Plaza AB South and Plaza C North and South. Cypress D have been approached to share the cost of replacing the railings between Cypress CD.
2. The new emergency lighting from Richmond Elevator was completed in 2  $\frac{1}{2}$  hours from an August 19 visit and the scheduled visit in September. The cost is to be reduced to \$1,980.00.
3. Richmond Elevator are suggesting we consider an upgrade to the elevators in case of a power outage. *Corinne is to obtain two quotes for council.*
4. Garbage, Recycling and Green Cart program. Plastic bags are still being thrown into all recycling bins. Some suites are not recycling at all.
5. The laundry room will receive a second new Heubsch washer and dryer in late October.
6. The Fire Alarm testing and inspections have been completed. All but SL 66 & 94 have been tested. These suites have been provided 30 days to be tested or they may be fined in accordance with the Strata Bylaws.

7. The chimney inspections have been completed. All but SL66 has been tested. They have been provided 30 days to be tested or they may be fined in accordance with the Strata Bylaws.
8. The City of Richmond Fire Department issued a Fire Watch for Building 7531B in error. The cause of the alarm was because a fire station was pulled - they had not been able to determine the cause at the time of their visit.
9. Carpet cleaning has been scheduled for: Tuesday, October 13,  
Wednesday, October 14<sup>th</sup> and  
Thursday, October 15
10. The car wash has now been turned back on.
11. An owner requested that their skylight required maintenance.
12. An owner requested that their wood window required maintenance as it would not close.
13. An owner requested that their vinyl window required maintenance as it would not close.
14. An owner requested that their wood balcony railing be repaired.

**e. Shared Facilities -**

1. A Shared Facility Meeting needs to be arranged and an agenda set. Gord to contact the Shared Facility members and set a date. Aviva will also participate in this meeting.
2. New aluminum signage at the pool has been ordered, with the exception of the very large sign, and will be installed in the spring.
3. A quote will be obtained on repairing the pool deck surface.
4. The pool will be closing for the season on Sept. 30, 2015 at 11:00 pm.
5. The Strata Council members will get together on Sunday, October 4<sup>th</sup> to winterize the pool area. They will be stacking the pool chairs; removing the clocks and flags; setting out the hot tub cover; storing the hose for the winter; and removing the garbage and recycling bins.
6. The Strata Council will be removing four green chairs and two small tables from the lounge that no longer fit with the new décor.

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

No update.

**5. NEW BUSINESS**

The Strata Council will no longer accept cash in the Cypress office. All transactions over \$3.00 must be paid by cheque or Preauthorized Payment. Thank you for your cooperation.

**6. OLD BUSINESS**

- a. Move in fee for SL100 and move out fee for SL57 was discussed.

## 7. CORRESPONDENCE

### Outgoing

- a. Nineteen Bylaw violations were issued:
- 1 suite regarding the no dog policy
  - 1 suite regarding disconnecting the smoke detector which is an automatic \$200.00 fine.
  - 1 suite regarding affixing items to the building exterior
  - 16 suites regarding storage of items on the balcony

### Incoming

- a. - email received from one owner stating that their storage container doubles as a love seat and should not have to be removed from their balcony. *Council to view the photo and respond to this owner.*

## 8. FINANCIALS

- a. Accounts Receivable September 15, 2015 is \$1,143.63 (6 owners).

SL 32	300.00
SL 86	60.00
SL76	175.00
SL13	50.00
SL47	25.00
SL71	409.88
Total	1,019.88

- b. Woodridge Shared Facility August financials were received..  
c. Cypress Shared Facility August financials issued.  
d. Approval of Cypress August financials - approved subject to audit.  
e. August 2015 Fund Overview

CRF	144,772.62
Repiping Fund	63,035.19
Exterior Building Fund	24,401.31
Future Remediation Fund	100,623.90
<b>Grand Total CRF</b>	<b>332,833.02</b> (of which 140,000.00 is in a GIC @ 2%)
Current Year Surplus	<u>18,349.17</u> (Operating Account)
	351,182.19

## 9. OTHER BUSINESS

## 10. EMAIL VOTES

1. Council approved ordering one new washer and dryer for the laundry room.
2. Council approved ordering one new double door with blinds for the office..
3. Council approved the September 2, 2015 amended 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:** 9:00 PM

12. **NEXT MEETING:** October 28, 2015