

STRATA PLAN NW 2050
Strata Council Meeting
Wednesday, November 22, 2017
Minutes

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| 1. PRESENT: | Gordon Farrell Carole Borthwick Linda McLaren | Billy Leung Cyrus Pun Joanne Parkinson Audrey Montero |
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REGRETS: Lindsay Armstrong

2. **CALL TO ORDER:** 6:10 pm

3. **ADOPTION OF MINUTES**

October 24, 2017 minutes approved by email.

4. **COMMITTEE REPORTS**

4.1 **Social**

No reports

4.2 **Grounds and Gardening**

4.2.1 **Landscaping**

Council agreed on cutting down the Magnolia tree located at the west side of Building A, to avoid the cost of pruning it every couple of months. Council is looking into an alternative for that space.

Council would like to thank Tom Hargraves, Eva Hargraves, and Mavis Thomson for their volunteer work with the flowers and pots in Building A, B and C.

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4.3 Fire & Security – Block Watch

Council kindly invites you to visit the following links with information on Fire & Security – Block Watch.

Crime Prevention Block Watch

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

Crime Prevention Programs Block Watch

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

Richmond RCMP Criminal Activity Maps

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

4.4 Maintenance

4.4.1 Executive Fire & Security completed their annual work on November 20, 2017. They installed 18 new smoke detectors and 5 new heat detectors in suites. The fire extinguishers and fire hoses were checked and replaced as required. Thank you residents for your cooperation during this time.

4.4.2 The roof and drains were cleaned for the year a few weeks ago. This cleaning allows the drainage system to work better preventing the roof from holding water and debris which can cause damage and deterioration to the roof.

4.4.3 Council received a detailed report from Atlas-Apex Roofing on the condition of Buildings A, B, and C roofs. Their quote to fix the bulge on the side edge on the roof of Building B along with replacing the caulking and resealing some areas on all three buildings is \$6,188.00. These repairs and preventive maintenance will take care of potential problems before they develop and prolong the life of our roofing system.

4.4.4 The garage door gear reducer in Building A, East parkade gate has been replaced with a new one as the previous one was not working properly.

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- 4.4.5 The dryer & hallway ventilation cleaning has been scheduled for Monday, November 27th, 2017. The cleaning of the dryer system removes lint build up from the exhaust ducting, allowing the dryers to run smoothly without having to strain against lint build up within the system. The technicians don't require entry into your suite.
- 4.4.6 Corona has been on site repairing and replacing two sections of pipes in Building B that they reported had pinholes leaks. Hytec Water Management has been contacted regarding the problem and will make an adjustment to our water treatment system for the prevention of future leaks.
- 4.4.7 Assured Pest Control was on site twice this month. Once for their monthly visit and the second time last Saturday, November 19th, 2017 attending to the issue of a noisy rodent on the roof reported by SL 64.

4.5 Shared Facilities

4.5.1 Fitness Room

The fob reader, which allows the entrance into the fitness room, has been replaced with a new one. Apologies to the residents who wanted to work out during the weekend and were not able too. There is a gym you can use in the Woodridge Building, Share Facilities.

The area around the pool and the lounge is under renovation. Please be extra careful while walking around the area.

4.5.2 Pool

No news to report. A technician was scheduled to inspect the hot tub for leaks on Monday, November 20th, 2017th but was ill and had to reschedule.

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4.5.3 Games Room

There was a good turn out for the Open House in the Games Room on Wednesday, November 8, 2017 from 7 pm – 9 pm. Thank you Carole and Adam for your organization.

There is no fee to use the facility but a \$100 damage deposit is required. If you are an owner and would like to use the room, check availability with the office. You will need to bring the deposit and fill a form in order to secure use of the room.

If you are a tenant you will have to take one extra step, which is to obtain written permission from the owner of your suite (can be an email to the office) before booking the room.

4.6 Bylaw Committee

No reports at the moment.

5. NEW BUSINESS

5.1 The packages for The Annual General Meeting have been delivered to the Strata owners for next Wednesday's meeting (November 29, 2017).

5.2 The remediation report is being updated and will ready by the Annual General Meeting on November 29, 2017.

5.3 In regards to the inquiries about the repairs and colour of Building D:

Although Building D is a Shared Facilities partner; it is a privately owned building.

An agreement was made that the buildings be similar, not that the buildings be identical. When renovations were made to Buildings A, B, & C, changing from wooden to aluminum railings significantly changed the appearance of the buildings. Bldg. D has followed suit by replacing the wooden railings with aluminum ones to match Buildings A, B & C.

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The decision on paint colours for Building D was based upon existing colours from Buildings A, B & C. The base building colour for Building D was chosen to match the base building colour of the other buildings. The trim paint colour for Building D was chosen to match the railing colour, previously chosen by the council of A, B & C, and installed in the shared stairwells.

All renovation decisions were aimed at matching exterior building details previously undertaken by A, B & C.

5 OLD BUSINESS

- 6.1 There is a list of residents looking into renting spaces for their vehicle. If you have a space which you would like to rent, kindly contact the office.

6. CORRESPONDENCE

Incoming:

- 7.1 An email from SL66 informing of the payment for the repairs of the water leak last spring.
- 7.2 An email from SL91 inquiring about the remediation report.
- 7.3 An email from SL64 reporting noises from the roof made by a rodent.

Outgoing:

- 7.4 A thank you email to SL66 for the payment of the repairs caused by the water leak.

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8. FINANCIALS

a) Accounts Receivable as of November 4, 2017 was \$1,168.62

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| SL05 | \$50.00 | SL40 | \$364.73 |
| SL20 | \$348.48 | SL54 | \$375.41 |
| SL92 | \$30.00 | | |

b) No further financial information has been received at the moment.

9. MEETING ADJOURNED: 9:00 pm

10. NEXT MEETING: Wednesday, November 29, 2017