

STRATA PLAN NW2050
Strata Council Meeting
Wednesday, February 25, 2015

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

REGRETS: Carole Borthwick

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

3. **ADOPTION OF MINUTES**

- a. February 4, 2015 minutes - approved by email vote. Correction to 7.b - the date should read 2014 not 2015. Correction to 9. The words 'In Camera' should have been removed. *Council approved the corrections.*

4. **COMMITTEE REPORTS**

a. **Social** - No Report.

b. **Grounds and Gardening** -

- Bartlett were on site February 20th to carry out tree pruning as quoted.
- A quote has been received from Healing Hands to prepare the four areas in front of Bldg. B for new plantings. The total is \$1400.00 which includes moving several shrubs and replanting them; adding new soil; grinding a stump and moving old soil to the swamp area. *Council approved.*
- Sunnyside Nursery advise against the use of Pyracantha along the chain link fence as the plants are not very disease resistant. They recommend we consider using Barberry Julianna which is an evergreen that the City uses because it is very thorny which should dissuade fence jumpers. *Measurements of these areas will be done on Thursday, February 26 and a count of how many new plants are needed will be made. A quote will be obtained prior to proceeding with the work. The Barberry Julianna is strictly in the planning stages and will not proceed with the work being carried out in the Bldg. B beds.*
- Tyax was on site and replaced the rotten pressure treated lumber around the paving stones. *Additional work will be carried out shortly (to prevent a possible trip and fall) as the pavers need to be tamped down in some areas due to roots and uneven settling.*

c. **Fire & Security** - volunteer needed. Would an owner like to volunteer? -

On two occasions a young man has been on site with drugs and a bong has been asked to leave the Cypress site. Woodridge has also been experiencing issues

with the same individual(s). *If anyone spots drugs being used on the grounds we would ask that you call the RCMP immediately.*

d. Maintenance

1. Corona Plumbing will be on site shortly to make permanent repairs to the sections of pipe in Bldg. B that were temporarily repaired previously.
2. Richmond Elevator were on site on Friday February 20th to rebuild the door operator at Bldg. B on their February maintenance visit. Residents are reporting that the elevator was not operational for the entire weekend, which was not supposed to be the case. *Richmond Elevator advised that a secondary problem arose for which they did not have parts. The elevator was finally repaired Monday morning.*
3. The eaves troughs were cleaned on February 17 and 18.
4. The Hytec Water system has been installed in all Bldgs. The water pump froze in Bldg. C and had to be replaced. *A heater has been installed in the pump room to keep the temperature up and our electrician has been asked to install a temperature control so that the heater will not run all day and night.*
5. Fireplace Direct were on site on Feb 19 to replace one defective model.
6. Although we have left numerous messages, we have yet to hear back from BFI (garbage collection company) regarding the new food waste rules and our rates.
7. Water running down an interior wall was reported in a suite. *The source of the water has not been confirmed but damage has been sustained on the ceiling of the storage room and closet.*
8. CHOA spring seminars are available for residents if they are interested.

e. Shared Facilities

1. Two quotes were received for additional black rubber flooring for the exercise room. *Council approved the lowest quote for \$5,410.65.*
2. Notices have been posted in the Exercise room advising that youth aged 10 to 15 are authorized use only when accompanied by and with direct supervision by an adult. Youth 9 and under are not authorized in the exercise room.
3. Fitness Town have proposed that the Total gym 1000 be removed from the exercise room because it is not safe along with the Ab machine as it is not rated for commercial use. The ab machine is relatively harmless but a lot on online reviews state that this unit causes back problems. *Council approved.*
4. A quote has been received from Fitness Town to replace the dumbbells' with ones that do not have removable ends as they are being stolen from the room. The value of these are \$821.10. *Council approved.*
5. A coffee table and three end tables have been purchased for the lounge. An additional leather chair has also been purchased for this room and will be delivered on Friday, February 27.
6. The large blind behind the sofa in the lounge has been damage by people

playing with it. *It will be repaired shortly and a notice will be placed asking residents not to touch it.*

f. Bylaw Committee - Aviva

Update from Bylaw Committee - Defer to next meeting.

5. NEW BUSINESS

The Strata Corporation has a locker for rent at a cost of \$30.00 per month.

6. OLD BUSINESS

7. CORRESPONDENCE

Outgoing

a. Thirteen Bylaw violations were issued:

- 7 suites re unauthorized items on the balcony
- 1 suite re current car insurance
- 1 suite re items on the balcony railings
- 1 suite regarding parking bicycles in the parking stall
- 1 suite regarding the submission of a Form K for new tenants
- 1 suite regarding throwing cigarette butts off the balcony
- 1 suite regarding a birdhouse which is not allowed - A reminder to owners that bird houses and feeders attract rats, mice and large birds that are detrimental to the strata corporation.

Incoming

- a. A resident questioned what would be involved to be the Block Watch Co Captain.
- b. A resident recently advised a council member that the Fireplace company broke a tile on their fireplace. *Council were unanimous in their decision that this suite was too late in reporting the issue two months after the installation took place as it would be impossible to confirm who or when this tile was broken*

8. FINANCIALS

a. Accounts Receivable for January 15, 2015 is \$8,536.709 (5 owners).

SL 32	300.00
SL 76	5,944.99
SL20	1,094.91
SL90	100.00
SL87	1,096.80

- b. Woodridge Shared Facility January financials were received.
- c. Cypress Shared Facility January financials not yet received.
- d. Approval of Cypress November & December financials - deferred as Carole

is away.

- e. Council proceeded to invest \$140,000.00 in a GIC @ 2% / 18 months.
- f. An invoice re the rooftop deck project from 2013 has been received. *The amount of the invoice is in discussion and should be settled shortly.*
- g. January 2015 Fund Overview not yet available.

9. OTHER BUSINESS

- a. The Administrator is to proceed with all work in accordance with the approved budget. *Council approved.*
- b. The Administrator is to continue enforcing the Bylaws. *Council approved.*

10. EMAIL VOTES

- 1. Council approved the AGM minutes
- 2. Council approved investing \$140,000.00 in a GIC @ 2% for 18 months.-
- 3. Council declined the offer of a wall unit for the lounge.
- 4. Council approved purchasing another leather chair for the lounge.

11. MEETING ADJOURNED: 8:05 PM

12. NEXT MEETING: March 25, 2015