

STRATA PLAN NW2050
Strata Council Meeting
Wednesday, October 29, 2014

1. **PRESENT:**
- | | |
|-----------------|------------------|
| Gordon Farrell | Aviva Levin |
| Felix Zhang | Carole Borthwick |
| Michal Harrison | Corinne Inglis |

REGRETS: Lindsay Armstrong, Terry Ash

2. **CALL TO ORDER:** 6:35 pm

3. **ADOPTION OF MINUTES**

- a. September 24, 2014 minutes - approved with changes by email vote.

4. **COMMITTEE REPORTS**

- a. **Social** - The volunteer party was held on October 19, 2014 and was a great social gathering.

- AGM Raffle - *Aviva volunteered to look after this event.*

b. **Grounds and Gardening** -

- The ivy in front of Bldg. B and the exercise room is dying off. A planting of new shrubs is in the works for next year using Boxwood, miniature Azaleas and Rhodo's as well as Sarcococca, which is highly fragrant. The new shrubs in front of the exercise room will be comprised of grasses (moved from other parts of the grounds) and California Lilac as it is a sunny spot.

c. **Fire & Security** - Michal - No Report

1. Block Watch - Message:

The Richmond RCMP would like to invite you to the Crime Prevention Public Forum on Wednesday, November 5, 2014 from 7:00 p.m. to 9:00 p.m. in the Red Cedar Ballroom, Pacific Gateway Hotel, Vancouver Airport, 3500 Cessna Drive, Richmond.

Please join the Richmond RCMP Crime Prevention Section at this free public event.

Crime Prevention Strategies to be discussed include Personal Safety, Home and Property Safety, Neighbourhood Safety and Business Security.



Contact Name: **Gordon Farrell**

2. Executive Fire was on site on October 28 to complete their repairs and to test the few remaining suites that had not been tested.
3. A resident again notified council that unknown persons have been attempting to gain access to their suite in the early hours of the morning. *Council would like this owner to advise the date and time if this occurs again.*

d. Maintenance

1. Carpet cleaning and cleaning / waxing of the lobby tiles has been completed.
2. The Strata Council will be installing reflective building numbers in strategic locations to make it easier for visitors to find the address they are looking for. The Council will also be installing reflective 'PRIVATE PROPERTY - NO TRESPASSING' signs in various locations. *Council approved the proofs and quotation.*
3. The roof and parkade drains will be cleaned in November. *Please follow the recommendations on the posted signage related to this cleaning.*
4. The men's shower floor was cleaned and re-grouted. *The shower walls will also be cleaned and re-grouted in the next few weeks.*
5. Associated Windows completed the wood window and door repairs.
6. The pool fencing has been raised to 8' in the location favoured by pool jumpers. *It will be painted in the spring.*
7. The numbers on the pool deck surface have been re-painted and the light inside the pool has been repaired.
8. Plumbers - Rates, service, and companies - *Council voted unanimously to continue with Corona.*
9. The elevator in Bldg. B has been down four times in October. *The Administrator has asked Richmond Elevator to report regarding what is causing the problems as people were trapped inside the last time.*
10. A skylight started leaking on October 29 and the skylight company has been contacted. *The inside of this skylight is cracked and the cause will be investigated.*

e. Shared Facilities

1. Unknown persons have many the large serving dishes that were in the lounge. Refer to Incoming Correspondence item b.
2. A parking notice was sent out to all resident of Buildings A, B, C & D due to the number of complaints being received. Anyone contravening the parking rules is subject to being towed at owner's expense.
3. One or two volunteers are needed to assist in checking the lounge after it has been rented. Please contact the Cypress office if you are interested.

f. Bylaw Committee - Aviva

Update from Bylaw Committee - The volunteer who has been working on the first portion of the Bylaw update has not yet completed it. Council is hoping

this will be complete in early January so that the Bylaw Committee can begin to work on updating the remaining Bylaws. *Revisit in one month.*

5. NEW BUSINESS

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

6. OLD BUSINESS

- a. Electric Fireplaces - Fireplaces Direct advise they have found an electric fireplace with a 12.5 amp and a lower wattage that may work. The use of this model would mean that the side bricks would need to be removed and a test suite may be required prior to making this offer available to all residents wanting an electric fireplace. *Owners will be notified if this project becomes a go and Council will obtain a photo of the proposed unit..*

7. CORRESPONDENCE

Outgoing

- a. Two Bylaw infractions were sent to residents related to:
 - Garbage being stored on the balcony
 - Vehicle parked without insurance certificate showing
- b. The suite defacing notices in the elevator in Bldg. B has been identified and a letter sent.

Incoming

- a. Letter received returning the gift card issued at the Volunteer Party as this resident stated it was their privilege to give freely. *The certificate was sold and the money credited back to the account.*
- b. An owner has volunteered to do an inventory of the assets in the lounge that they are asking to be provided with the rental form. It would then be up to the renter to ensure this inventory is correct after their rental. *Council approved.*

8. FINANCIALS

- a. Accounts Receivable for September 15 is \$6,442.71 (6 owners). *A demand letter is to be sent to one owner.*
- b. Woodridge Shared Facility July and September financials were received.
- c. Cypress Shared Facility August and September financials were issued.
- d. Approval of Cypress August and September financials - Approved subject to audit.
- e. Fund Overview as of September 30, 2014:

CRF	99,877.67
Painting Reserve	29,049.46
Total	128,927.13

Repipe	52,929.96
Ext. Bldg.	11,242.51
Roof Top Deck	7,575.60
Future Remediation	37,694.46
Prior Years income	9,130.25
<u>Current Year</u>	<u>-821.28</u>
Grand Total	246,678.63

9. OTHER BUSINESS

The date of the AGM will be Thursday, December 4.

Council discussed the Resolutions being put forward at the AGM

It was brought to Council's attention that an owner completed his own electric work which caused a problem in his suite. Please remember that it is a violation of the Bylaws not to use an electrician for all electrical work.

10. EMAIL VOTES

1. Council approved the September 24 minutes

11. MEETING ADJOURNED: 8:30 PM

12. NEXT MEETING: November 26, 2014 @ 6:30 pm

WHAT YOU NEED TO KNOW ABOUT AN EARTHQUAKE

The idea of an earthquake is unwelcome and not something any of us would like to consider happening in the Greater Vancouver area. However, it is imperative that we all understand the reality of dealing with the aftermath of a major earthquake should it happen here...

1. You are on your own. You cannot count on your strata council or management company for assistance.
2. There are no supplies of food, water, blankets or other survival provisions stored anywhere on the property. You are on your own and need to prepare accordingly, if there is natural gas service to your strata corporation there is no plan for shutting off the gas supply.
4. There are no arrangements for alternate living quarters if you are unable to return to your strata lot. You are on your own.
5. Depending on the severity of the earthquake, you may not be able to contact anyone for assistance.
6. The contents of your strata lot, your automobile(s) and other personal property are not insured by the strata corporation. If you have made improvements to your strata lot, such improvements or betterments they are not insured by the strata corporation either.
7. The strata corporation is insured for earthquake damage. However, there is a deductible which means that there is no coverage for damages within that deductible. Generally the deductible is 10% of the value of the strata corporation although in some instances (i.e. Richmond) the deductible could be 15% or 20% of the value of the property. In most cases this will amount to millions of dollars. Your strata corporation does not have reserve funds available to meet such a huge deductible. Repairs will have to be funded by one or more special levies. These could be substantial.
8. There is NO government plan or fund to assist either you or your strata corporation. You are on your own.

There is no all-encompassing plan or safety net for an earthquake. The Government of Canada advises you to be prepared to be self-sufficient for at least 72 hours. Accordingly, you need to develop your own personal plans for survival. Most people will be unprepared and that is just "human nature". Please remember the hard truth: "You could be on your own for days regarding survival food, water, first-aid, toiletries and tools."

For further information, please visit the following websites:

Ministry of Public Safety & Solicitor General

http://embc.gov.bc.ca/em/hazard_preparedness/earthquake_preparedness.html

City of Vancouver Earthquake Preparedness Tips
<http://www.cityofvancouver.us/fire/page/emergency-preparedness>

Public Safety Canada - What To Do during an Earthquake
<http://www.getprepared.gc.ca/cnt/hzd/rthqks-eng.aspx>