

MINUTES OF THE MEETING OF THE STRATA COUNCIL, STRATA PLAN NW 939, RIVER SPRINGS, HELD ON WEDNESDAY, APRIL 4, 2007, AT 7:00 PM IN THE RECREATION CENTER, 1950 LODGE DRIVE, COQUITLAM, BC

Council in attendance:

Kelly Wainwright, President
Chuck Davidson, Vice-President
Jose Lopez, Treasurer
Cathy Hughes, Information Committee
Joanne James, Social Recreation
Chris King, Landscaping

Allan Grandy,
Strataco Management Ltd.

CALL TO ORDER:

The meeting was called to order by the Strata Council President, Mr. Kelly Wainwright, at 7:09 pm.

MINUTES OF THE MEETING OF MARCH 7, 2007:

It was

MOVED AND SECONDED:

That the minutes of the meeting of March 7, 2007 be adopted as distributed.

MOTION CARRIED

BUSINESS ARISING FROM THE MINUTES:

There was no business arising from the minutes.

PRESIDENT'S REPORT:

The President advised that interviews had been held to select a replacement newsletter editor. After discussing the candidates who had expressed interest in the position, it was

MOVED AND SECONDED:

That Ms. Andrea Gretchev be hired as the new newsletter editor.

MOTION CARRIED

The President was pleased to report that the Easter parade and party had been held the previous weekend and was well attended. The President thanked Joanne James, Julia Wainwright, the Lopez and Hoffman families for their invaluable assistance.

It was noted that on April 30 and May 1, 2007 the swimming pool tags will be distributed, at 6:00 pm in the recreation centre each day.

The President further reported that the Strata Council had met the previous week to discuss issues pertaining to the lake and the Department of Fisheries and Oceans. A report was then submitted with regards to a recent meeting with the Oxbow Lake Preservation Committee. It was noted that the Strata Council would be meeting to deal directly with the Department of Fisheries and Oceans on to lake-related issues. It was the desire of the Strata Council, and also of the Lake Committee, to establish a long-term plan for the lake and to determine the status of the hatchery. It was reported that the Oxbow Lake Preservation Committee does not wish to be a formal committee, but rather wishes to act as a group of concerned owners who live on the lake. It was reported that information has been retrieved on lake modifications

completed by the Department of Fisheries and Oceans, as well as future issues to be faced by the lake with regards to fish stocking, settlement, and lake levels during dry spells. The report that was obtained was dated 2005.

It was then

MOVED AND SECONDED:

That the resignation of Council member Chuck Davidson, as liaison to the Oxbow Lake Preservation Committee, be accepted.

MOTION CARRIED

A lengthy discussion then took place with regards to the means by which the Strata Council would liaise with the Oxbow Lake Preservation Committee, and how this would be structured in the future. Various scenarios were discussed, after which it was

MOVED AND SECONDED:

That the Strata Council continue to appoint a liaison to the Oxbow Lake homeowners group.

MOTION CARRIED (4 in favour, 1 opposed, 1 abstained (James))

It was then

MOVED AND SECONDED:

That Chris King be appointed as liaison to the Oxbow Lake homeowners group.

MOTION CARRIED (4 in favour, 2 abstained (King and Davidson))

Staff were then requested to forward correspondence to the City with regard to their file 11-5600-10, pertaining to the City promising to update studies done with regards to drainage issues as they pertain to the lake. It was noted that at this time no follow up on the part of the City has occurred.

With regards to the Department of Fisheries and Oceans, it was agreed that the Strata Council President would provide information to staff on the discussions of the Strata Council for inclusion in correspondence to the Department. The Department of Fisheries and Oceans would then be invited to attend a meeting of the Strata Council to discuss issues pertaining to the lake, modifications to the lake, matters of concern to homeowners on the lake, and maintenance of the lake.

It was noted as well that Mr. John Jakse had begun the process of damming the outlets to the lake to raise the lake level to the 27.8 metres above sea level previously authorized by Council. However, the water barrier has been removed on at least two occasions. Staff were requested to forward correspondence to an owner pertaining to this matter, and also to Mr. Jakse to express the Council's continuing desire to see the lake level raised to 27.8 metres above sea level.

STRATA MANAGER'S REPORT:

1) Finance Report

Financial Statements

The Manager tabled the financial statement for the month of February 2007. The Treasurer reported that he had reviewed the financial statement and found it to be in order. It was then

MOVED AND SECONDED:

That the financial statement for the month of February 2007 be adopted as distributed.

MOTION CARRIED

Receivables Report

The Manager reviewed with Council those strata lots having outstanding balances as of the date of the meeting. No action was recommended by staff on any collections matters other than those actions already initiated by the Strata Council.

2) Staff Report

Resident Caretaker

The Manager tabled copies of correspondence to the resident caretaker regarding the operation of the caretaker's telephone answering system.

Council reviewed the performance of the resident caretaker, after which it was

MOVED AND SECONDED:

That the resident caretaker be placed on 60 days probation.

MOTION CARRIED

Noise Complaint

Council reviewed correspondence with regards to a noise complaint raised by an owner. It was noted that the City of Coquitlam had become involved with regards to the handling of the noise complaint. Council agreed that no further action would be initiated by the Strata Council as a result of the involvement of the City of Coquitlam in this matter.

Staff were requested to forward correspondence to the relief custodians with regards to the handling of an investigation of a noise complaint.

3) Completed Items

The Manager advised that since the last meeting of the Strata Council the following items had been completed: authorization to Fraser Valley Hydrant concerning completion of hydrant service; correspondence to and from Imperial Paddock Pools with regards to pool deck and coping repair; failure of Catalina Pools to attend to scheduled site meeting for warranty repairs to the pool deck and coping on March 9, 2007; failure of Catalina Pools to return phone calls subsequent to their failure to attend meeting on site; correspondence to Arpel Security regarding alarm system; correspondence to A.A. Anderson regarding authorized drain cleaning work.

With regard to pool deck and coping repairs, as recommended by Imperial Paddock Pools, staff have made contact with a contractor recommended by them who can attend to repairs to the coping around the pool and the crack in the pool deck itself. Staff were currently awaiting receipt of the quotation for this work, but noted the urgency of completing the work in time to allow for the scheduled opening of the pool. It was then

MOVED AND SECONDED:

That staff be authorized to proceed with the deck and coping repairs as per the quotation to be received, and that the cost of this work be paid for from the funds held back from Catalina Pools as a result of deficiencies in the replacement of the swimming pool deck and coping stones.

MOTION CARRIED

Correspondence will also be sent to Catalina Pools regarding their failure to attend a scheduled site meeting, failure to return telephone calls, and the decision of the Strata Council to use the holdback funds to attend to repairs which Catalina Pools has chosen to ignore.

4) In Progress

The Manager advised that the following items remained in progress: preparation of pool for opening; power washing of tennis courts; power washing of entrance gates to the recreation centre; tennis court net repairs.

It was also noted that quotes for concrete curb repairs near 1952 Flynn Crescent have not yet been received.

5) Landscaping

Davey Tree Service

The Manager tabled copies of correspondence to Davey Tree Service regarding the authorization to complete tree maintenance work on the boulevard. It was noted that as of the date of the meeting a response had yet to be received from Davey Tree Service on the hazardous status of a tree behind 1243 River Road. It was noted that the contractor has indicated they would be forwarding a response to the Strata Corporation pertaining to this matter.

Al's Tree Service

With regards to the inspection of trees at the upper bluff area, a report was tabled from Al's Tree Service relating to recommended tree maintenance work. It was noted that a number of trees have been inspected and that a few have been recommended for removal for safety reasons. After discussion of the report and the submission of Al's Tree Service, it was

MOVED AND SECONDED:

That staff be authorized to instruct Al's Tree Service to proceed with the implementation of their recommendations.

MOTION CARRIED

Shaughnessy Place Improvement

The Manager presented the invoice from Nature's Choice with regards to the landscaping improvement at Shaughnessy Place. It was

MOVED AND SECONDED:

That staff be authorized to pay the invoice submitted.

MOTION CARRIED

With regards to the Shaughnessy Place improvement, it was noted that Council had not previously authorized the installation of the irrigation system as provided for in the operating budget of the Strata Corporation. Council revisited this matter, after which it was

MOVED AND SECONDED:

To have University Sprinklers proceed with the installation of the irrigation system at the intersection of Shaughnessy Place and Shaughnessy Drive, subject to the cost of the work not exceeding \$6,000.00.

MOTION CARRIED

6) Correspondence

The Manager tabled copies of correspondence concerning vehicle parking; use of recreation centre; lake level; release of information; appearance before Council; authorization to adjust lake level; appreciation; welcome packages.

OTHER BUSINESS:

Modification

Council reviewed the application from the owner of strata lot 399 seeking permission to enclose the carport. After consideration of the documentation submitted it was

MOVED AND SECONDED:

That permission be granted to the owner of strata lot 399 to enclose their carport subject to the terms of the submission and subject to the owner complying with any and all requirements of the City of Coquitlam Building Department.

MOTION CARRIED

ADJOURNMENT:

There being no further business, the meeting adjourned at 10:15 pm, until Wednesday, May 2, 2007, at 7:00 pm in the recreation center.

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