

**MINUTES OF THE MEETING OF THE STRATA COUNCIL, STRATA PLAN NW 939,
RIVER SPRINGS, HELD ON THURSDAY, APRIL 9, 2009, AT 7:00 PM IN THE
RECREATION CENTER, 1950 LODGE DRIVE, COQUITLAM, BC**

Council in attendance: Chris King, President
John Jakse, Vice-President
Linda Fitzgerald, Social/Recreation
Peter McKenna, Grounds & Trees

Allan Grandy,
Strataco Management Ltd.

Absent with leave: Jose Lopez, Treasurer
Peter Endisch, Communications
Hamish Wheatley (arrived at 8:00 pm)

CALL TO ORDER:

The meeting was called to order by the Strata Council President, Mr. Chris King, at 7:05 pm.

MINUTES OF THE MEETING OF MARCH 12, 2009:

It was

MOVED AND SECONDED:

That the minutes of the meeting of March 12, 2009 be adopted as distributed.

MOTION CARRIED

BUSINESS ARISING FROM THE MINUTES:

A member of Council suggested that the Strata Council members may wish to consider donating their annual Strata Council honorarium to the school to assist in raising funds for its playground renovations. It was agreed that this matter would be tabled until the next meeting of the Strata Council for further discussion.

PRESIDENT'S REPORT:

The President advised that he had nothing further to report at this time as all matters of concern would come up for discussion during the course of the meeting.

STRATA MANAGER'S REPORT:

1) **Finance Report**

Financial Statements

The Strata Manager tabled the financial statement for the month of February 2009. While the Treasurer was unable to attend the meeting, he had previously reported to the Strata Council President that he had reviewed the financial statement and recommended their adoption. After a brief discussion, it was

MOVED AND SECONDED:

That the financial statement for the month of February 2009 be adopted as distributed.

MOTION CARRIED UNANIMOUSLY

Receivables Report

The Strata Manager reviewed with Council those strata lots having outstanding balances as of the date of the meeting. Subsequent to this review, it was

MOVED AND SECONDED:

That a lien be authorized for placement against strata lot 385 for the collection of all outstanding monies and associated costs of collection pursuant to the provisions of the bylaws of the Strata Corporation and the Strata Property Act of BC.

MOTION CARRIED

It was then

MOVED AND SECONDED:

That foreclosure action be authorized against strata lot 396 for the collection of all outstanding monies and associated costs of collection pursuant to the provisions of the Strata Corporation and the Strata Property Act of BC.

MOTION CARRIED

Collection

The Strata Manager tabled for Council's information copies of correspondence pertaining to strata lot 378.

RBC Dominion Securities

The Strata Manager tabled copies of the monthly statement as submitted by RBC Dominion Securities with regards to the funds held by the Strata Corporation in its contingency reserve fund.

2) Staff Report

Relief Caretaker Logs

The Strata Manager confirmed that the relief caretaker logs are to be distributed.

Lifeguard Interviews

The Strata Manager reported that interviews with prospective candidates for lifeguard and swimming instructor positions are currently underway. It was anticipated that final interviews and the selection process would be completed within two weeks.

Parking Concerns

It was confirmed that the resident caretaker had been apprised of parking concerns for vehicles left in the roadways along Parkland Drive.

Donation Request by School Towards Playground Equipment.

It was noted that the school representatives have been apprised of the Strata Council's decision to not donate money on behalf of the Strata Corporation to the school for upgrades to the school's playground equipment. The school representatives have requested that the Strata Council reconsider this position.

Members of Council in reconsidering this position have noted that the Strata Council cannot utilize funds as provided by ownership in the operating budget of the Strata

Corporation for expenses such as the one proposed by the School for property not belonging to the Strata Corporation. As such, it was

MOVED AND SECONDED:

That the previous position on denying a donation to the school towards its cost of replacing playground equipment be maintained.

MOTION CARRIED

Donation Offer

The Strata Manager tabled copies of correspondence as forwarded to Bumblebee Daycare wherein the Strata Council has declined to accept the offer to donate an electronic organ to the recreation center.

3) Completed Items

The Strata Manager advised that since the last meeting of the Strata Council the following items had been completed: receipt of quotation for replacement of the main swimming pool heater; authorization to the Crackman to complete pool coping repairs and cleaning of deck in anticipation of opening; ordering of new swimming pool tags from TB Vets; communication with Chilliwack Forest Service regarding beaver damaged trees on Crown land; authorization to McRae's to complete annual storm and sanitary sewer system cleaning; authorization to Trow & Associates to complete engineering review of bluff; authorization to Right Choice Property Services to prepare swimming pool for opening; light fixture repairs to the recreation center by Global Electric; authorization to Citywide Plumbing to turn on the water fountain at the pool area; authorization to Imperial Paddock Pools to complete servicing of small pool heater.

Concerning the above, Council reviewed quotations as submitted by Imperial Paddock Pools, Argosy Pools, Xpert Mechanical, and Airsteam for the replacement of the main swimming pool heater. After review of the quotations and options provided, it was

MOVED AND SECONDED:

That staff be authorized to accept the proposal of Imperial Paddock Pools in the amount of \$3,995.00 plus taxes.

MOTION CARRIED

It was noted by a member of the Strata Council that a cottonwood tree near the north end of the lake has significant beaver damage and that Davey Tree Service should be apprised of the same.

With regards to the cleaning of the storm and sanitary sewer system, it was noted that McRae's Tank Service has been on site for several days completing this work. Their representatives have reported that the disposal of cooking oil and grease through the drain system causes the greatest amount of problems for the drainage system and encouraged residents to refrain from disposing of grease and cooking oils in this manner.

It was noted that McRae's Tank Service has not yet provided the video for the sanitary line between Shaughnessy Street and the first manhole on Mecalfe Way as previously requested of them.

4) **In Progress**

The Strata Manager advised that the following items remained in progress: receipt of quotations for tennis court powerwashing; opening of the pool on May long weekend; downpipe repair to the storage shed in the RV parking area; repair to the gazebo chain; receipt of additional wall extension quotations; receipt of lake report from consultant; receipt of quotations for replacement of the swimming pool coping system from Imperial Paddock Pools, Trasolini Pools and Argosy Pools.

With regard to powerwashing of the tennis courts, it was agreed that staff could retain the services of the resident caretaker to complete the same.

It was further agreed that the VVV Engineering report as previously received concerning the extension of the retaining wall behind the Colin Place residences that back onto Shaughnessy Street would be reviewed by the Strata Council at their next meeting.

5) **Landscaping**

Precision Landscaping

The Strata Manager tabled copies of the maintenance logs as submitted by Precision Landscaping, confirmed authorization to Precision Landscaping to complete extra work as authorized by the Strata Council at their previous meeting, and further confirmed that Precision Landscaping has offered to provide their trailer to cart beaver related debris from the end of the lake for disposal. The trailer would be left over the weekend for the resident caretaker to load the debris onto and would be removed from the property the following Monday.

Davey Tree Service

The Strata Manager confirmed that Davey Tree Service has removed a large hanging branch from a tree beside the recreation center and that Davey Tree Service has been requested to provide a report confirming beaver related damage that causes hazardous conditions to trees on the Crown land adjoining the pathway along the lake. The Chilliwack Forest Services has requested this information before it will consider granting permission for the removal of trees which are considered to be potentially hazardous.

Request for Strata Corporation to Repair Fence Damaged by Tree

Members of Council then considered the request of the owner of strata lot 361 for the Strata Corporation to pay for repairs to the owner's fence to the rear of their property damaged as a result of a tree falling from the bluff area.

In reviewing this matter, Council noted that the tree in question was not known to be hazardous, nor had it been reported to the Strata Corporation as being potentially hazardous and likely to fail. It was further noted that the fence in question was not located on the owner's property, but rather was located on the Strata Corporation's property. It was then

MOVED AND SECONDED:

That staff be instructed to notify the owner that the Strata Corporation would assume no responsibility for repairs to the fencing system, and that this should be handled by the homeowner's insurance policy.

MOTION CARRIED

6) Correspondence

The Strata Manager tabled for Council's information correspondence regarding a welcome package issued.

OTHER BUSINESS:

Easter Party

It was confirmed that the Easter egg hunt and parade would take place the next Sunday.

Hall Rental

A member of Council noted that as a result of a recent rental of the hall by his family, some complaints were received by the owner with regards to marks on the floor from the movement of furniture in the hall. The owner noted that no unusual activity took place which would cause anything more than normal wear and tear on the floor through normal usage.

It was reported that no complaints have been received by the Strata Corporation concerning his usage of the hall.

Federal Tax Credit

It was confirmed that the Strata Corporation through its various repairs during the year, will generate some expenses which may be utilizable by homeowners concerning their applications for the federal tax credit available to individuals undertaking home related repairs and renovations. Information will be compiled during the year and passed on to owners in due course regarding this matter.

ADJOURNMENT:

There being no further business, the meeting adjourned at 8:32 pm, until Thursday, May 14, 2009, at 7:00 pm in the Recreation Centre.

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