

MINUTES OF THE MEETING OF THE STRATA COUNCIL, STRATA PLAN NW 939, RIVER SPRINGS, HELD ON TUESDAY, DECEMBER 16, 2008, 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

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 NOVEMBER 18, 2008:

It was

MOVED AND SECONDED:

That the minutes of the meeting of November 18, 2008 be adopted as distributed.

MOTION CARRIED

BUSINESS ARISING FROM THE MINUTES:

There was no business arising from the minutes.

PRESIDENT'S REPORT:

The President reported that Big Bin Days was a success, with 13 bin loads being removed from the property. Mr. King extended his appreciation to all those who helped organize and coordinate Bin Bin Days on behalf of all residents.

The President reported that the annual Christmas party had been held and very positive feedback received in regards to the event. The children were reported to have had a good time.

Lastly, it was noted that Linda Fitzgerald had come forward and volunteered to fill a vacancy on the Strata Council. It was

MOVED AND SECONDED:

That Linda Fitzgerald be nominated to fill the vacancy on Council for the balance of the current term.

MOTION CARRIED UNANIMOUSLY

STRATA MANAGER'S REPORT:

1) **Finance Report**

Financial Statements

The Strata Manager tabled the financial statements for the months of October and November 2008. The statements were tabled pending review and report by the Treasurer.

Receivables Report

The Strata 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 collection matters other than those actions already initiated by the Strata Council.

Collections

The Strata Manager tabled for Council's information copies of correspondence pertaining to collections activities involving strata lots 142, 168 and 378.

Request for Fine Deletion

The Strata Manager tabled correspondence received from the owner of strata lot 140, requesting that a fine previously assessed against the strata lot for a parking violation be deleted. After review of the correspondence it was

MOVED AND SECONDED:

That the owner's request be denied.

MOTION CARRIED UNANIMOUSLY

Request for Deletion of NSF Charges

The Strata Manager tabled correspondence from the owner of strata lot 406 requesting the deletion of NSF charges for returned strata fee payments. After review of the owner's request and the reasons given it was

MOVED AND SECONDED:

That the owner's request be denied.

MOTION CARRIED (3 in favour, 1 abstention)

Appointment of Auditor

It was

MOVED AND SECONDED:

That Donald G. Guthrie, Chartered Accountant, be appointed as the Strata Corporation's auditor for the 2007/2008 fiscal year ending on September 30, 2008.

MOTION CARRIED UNANIMOUSLY

2) Staff Report

Caretaker Logs

It was noted that the caretaker logs had been received from the resident caretaker and were on file.

Relief Caretaker Logs

The Strata Manager referred Council to the relief caretaker logs included with the agenda for the meeting.

Lifeguard Advertising

The Strata Manager confirmed that commencing in January 2009 efforts will begin to obtain applicants for lifeguard positions at the pool for the summer swimming season.

Strata Lot 200

The Strata Manager tabled correspondence from the owner of strata lot 200 regarding issues pertaining to replacement of a commonly shared fence, and driveway modifications. It was noted that the Strata Corporation could not become involved in any of these items as they related to matters between two or more owners. Staff were requested to forward the appropriate correspondence to the owner.

Strata Lot 67

The Strata Manager tabled correspondence from the owner of strata lot 67 with regards to a backup of the sanitary sewer system, which caused damage to the strata lot. The blockage was in a branch line as it discharged from Metcalfe onto Shaughnessy Street. While the blockage had been cleared, the contractor could not determine the cause or nature of the blockage and recommended a camera inspection of the sanitary sewer line to determine whether there is a defect within the line itself. It was then

MOVED AND SECONDED:

That staff be authorized to retain the services of the contractor to undertake a camera inspection of the sewer branch line to determine whether a defect exists.

MOTION CARRIED UNANIMOUSLY

3) Completed Items

The Strata Manager advised that since the last meeting of the Strata Council the following items had been completed: receipt of letter of appreciation from City of Coquitlam regarding use of Strata Corporation's property for municipal elections; authorization to Global Electric to install exterior light fixture; correspondence to Trow Consulting Engineers requesting quotation for bluff review; supply of one yard of gravel beside fish hatchery; provision of bins for Big Bin Days; replacement of carport roof at Strata Corporation strata lot; emergency drain line cleaning at strata lot 67.

4) In Progress

The Strata Manager advised that the following items remained in progress: offer of snow clearing services, Tara Cole Bobcat Services and Mold Dog Canada; receipt of quotation from A & A Anderson for storm drain system cleaning; receipt of lake consultant's report from Gardiner Lee.

A lengthy discussion took place regarding the offers from two contractors to undertake snow clearing services. It was noted that one of the contractors had been recommended by an owner who lives in River Springs, and offered more favourable pricing to the Strata Corporation. At the conclusion of discussion it was

MOVED AND SECONDED:

That Mold Dog Canada be retained to provide snow clearing services as per their offer.

MOTION CARRIED

5) Landscaping

Davey Tree Service

The Strata Manager tabled copies of correspondence to Davey Tree Service authorizing them to complete work as discussed and approved by the Strata Council at the previous meeting.

Precision Landscaping

The Strata Manager tabled for Council's information a copy of the maintenance log submitted by Precision Landscaping.

6) **Beaver**

The Strata Manager tabled copies of correspondence forwarded to the City of Coquitlam with regards to concerns for the damage to trees and the pathway as a result of beaver activity on land around the lake which does not belong to River Springs. The City had been asked to take action on protecting trees or dealing with the beaver to eliminate the damage.

A member of Council reported that in his discussions with various representatives it was his understanding that unless the beaver is causing damage that will result in problems for the downstream fish hatchery or flooding, the City will not take action to control damage to trees or to control the beaver.

The Strata Manager reported that to date he had not received a response from the City on the various concerns expressed in the letter sent to them. A member of Council advised that he would provide staff with the name of a contact person at the City who might be able to provide assistance to the Strata Corporation.

The Strata Manager tabled copies of a memo from an owner outlining their concerns for the condition of the trees being damaged due to the beaver activity, and their own discussions with representatives of the City of Coquitlam.

With regards to trees which have fallen into the lake as a result of the beaver's activities, it was noted that the beaver has been stripping the small branches etc. from the trees, leaving only the trunk, and that the trunks can be left in the lake. Staff were requested to ask Davey Tree Service to inspect trees which had more recently fallen into the lake.

7) **Insurance**

The Strata Manager advised that insurance policy renewal quotations had been requested from CMW Insurance Services, Coastal Insurance Services, and HUB International.

8) **Legal**

The Strata Manager tabled copies of correspondence concerning Strata Plan NW 939 vs. Del Monte. Council noted that the written response from legal counsel on behalf of the Strata Corporation would suggest that in the absence of additional witnesses the matter initiated by the Strata Corporation not be pursued any further. It was then

MOVED AND SECONDED:

That the Strata Council's previous instructions to staff concerning this matter stand.

MOTION CARRIED

9) **Correspondence**

The Strata Manager tabled for Council's information copies of correspondence regarding home renovations, tree removal, parking fines and recreation centre rental.

Council reviewed correspondence from strata lot 287 regarding a concern for trees located behind the owner's residence. Staff were requested to ask Davey Tree Service to inspect the tree noted by the owner the next time they are working on site.

Council reviewed correspondence from the owner of strata lot 397 regarding damage to the recreation centre alleged to have occurred as a result of a private party. It was noted that at the time of final inspection of the facility with the owner no damage was reported; consequently, staff would not be requested to make any further chargebacks of expenses to the owner.

OTHER BUSINESS:

Christmas Light Display

It was noted that members of the Strata Council would judge the annual Christmas light display competition on Thursday, December 18, 2008.

Christmas Gifts

Council provided instructions to the Strata Manager on Christmas gifts to be provided to staff members.

Roadway Repairs

It was noted that during the spring of next year a quotation would be obtained for crack repairs on roadways.

ADJOURNMENT:

There being no further business, the meeting adjourned at 8:07 pm, until Thursday, January 22, 2009, at 7:00 pm in the Recreation Centre.

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