

MINUTES OF THE MEETING OF THE STRATA COUNCIL, STRATA PLAN NW 939, RIVER SPRINGS, HELD ON THURSDAY, JANUARY 22, 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
Peter Endisch, Communications
Hamish Wheatley (arrived at 7:30 pm and left early at 7:40 pm)

Allan Grandy,
Strataco Management Ltd.

Absent with leave: Jose Lopez, Treasurer

CALL TO ORDER:

The meeting was called to order by the Strata Council President, Mr. Chris King, at 7:04 pm.

MINUTES OF THE MEETING OF DECEMBER 16, 2008:

It was

MOVED AND SECONDED:

That the minutes of the meeting of December 16, 2008 be adopted as distributed.

MOTION CARRIED

BUSINESS ARISING FROM THE MINUTES:

It was noted that matters of concern would be discussed during the course of the meeting.

PRESIDENT'S REPORT:

The President reported that the annual Christmas light display competition had been held and that there were many outstanding light displays this past season.

It was noted that the Christmas party had been held and had been well attended and well received.

As a result of the heavy snowfall, snow plowing services and salting were maintained by the Strata Corporation and will be discussed at a later point in the meeting.

STRATA MANAGER'S REPORT:

1) **Finance Report**

Financial Statements

The Strata Manager tabled the financial statements for the months of August, September, October, November and December 2008. Due to the absence of the Treasurer, the financial statements were tabled until the next meeting of the Strata Council.

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 foreclosure action be approved against strata lot 168 pursuant to the provisions of the bylaws of the Strata Corporation and the Strata Property Act of BC for the collection of all outstanding monies and associated costs of collection.

MOTION CARRIED UNANIMOUSLY

It was

MOVED AND SECONDED:

That a lien be authorized for placement against strata lot 396 for the collection of all outstanding monies and associated costs of collection pursuant to the provisions of the bylaws of the Strata Corporation.

MOTION CARRIED

Appointment of Auditor

The Strata Manager tabled copies of correspondence to the auditor regarding the engagement of Mr. Don Guthrie, CA as the Strata Corporation's auditor for the fiscal year ending September 30, 2008.

2) Staff Report

Caretaker Logs

The Strata Manager noted that the caretaker logs are on file for referral as required.

Relief Caretaker Logs

The Strata Manager tabled for Council's information, copies of the relief caretaker logs as received since the last meeting of the Strata Council.

City of Coquitlam

The Strata Manager tabled copies of correspondence from the City of Coquitlam with regards to the request of the Strata Corporation for assistance from the City in dealing with damage being caused to trees in the vicinity of the lake by the beavers residing in the lake. It is noted by the City that they cannot provide assistance for the protection or removal of damaged trees that are not owned by the City. The property surrounding the lake is owned in part by the Strata Corporation and beyond the recreation center is Crown land. The City has indicated that should the beavers undertake activities that would cause the level of the lake to rise, which would threaten homes or public safety, then the Coquitlam Engineering and Public Works Department can then intervene. As such, the City would offer no further assistance concerning this matter.

The beavers activity is now turning from trees, which they would normally be attracted to and which have now, on the Strata Corporation's property been banded with chicken wire, to smaller and alternative conifer type trees. The Strata Corporation's resident caretaker has been requested to chicken wire all trees on the Strata Corporation's property that are within sixty (60) feet from the edge of the lake, as recommended by the arborist attending to the site.

A member of Council has noted that he will be speaking with a representative of the City of Coquitlam regarding potential safety concerns along the pathway, which runs beside

the lake and is situated on Crown land. Staff will as well make contact with the City again concerning this matter.

Lifeguards

It was noted that an advertisement will be placed for the retention of lifeguards and swimming instructors for the upcoming summer swimming season. Any resident of River Springs who wishes to submit their resume and application for a lifeguard or swim instructor position should do so by forwarding their resume to Strataco Management Ltd. Any persons authorized and qualified to instruct aquafit classes are also urged to submit an application for the possible teaching of an aquafit program at the pool during the summer.

Recreation Centre

It was noted that an amendment would be made to the rental form to additionally remind those owners who rent the recreation facility for private functions that it is their responsibility to ensure that adequate supervision is provided to control their guests. Owners who rent the recreation facility are responsible for the actions of their guests and any damage to the facility and property caused by the same.

With regards to the recreation center, it was noted that the janitorial contractor has requested permission to close the recreation center for a few days to enable the complete stripping, sealing and re-waxing of the floor. It was agreed by Council that this would be scheduled during the month of April when better weather exists.

3) Completed Items

The Strata Manager advised that since the last meeting of the Strata Council the following items had been completed: request for snow plowing services from Mold Dog Canada and Tara Cole Bobcat; salting service by Mold Dog Canada.

Snow clearing services: It was noted by Council that the snow fall was considerably greater than normally experienced and created a number of difficulties on site. A member of Council wished to remind all residents that the throwing of snow from driveways or sidewalks onto the roadway surfaces should not be done in such a manner so as to create a large mound, which makes it difficult or potentially hazardous for motorists.

Lighting repairs: It was noted that Global Electric had attended to lighting repairs on site on an as required basis since the last meeting of the Strata Council.

4) In Progress

The Strata Manager advised that the following items remained in progress: receipt of quotation for drain cleaning from McRae's Tank Service; camera inspection of sewer line from Shaughnessy Street to Metcalfe (weather delayed); order of additional ice melt; bridge to recreation center repair; receipt of additional quotations for concrete block wall repair; receipt of engineering proposal from Trow Engineering for bluff review; receipt of lake report from Lee Gardener.

Concerning the above:

Bridge repairs: After review of the quotation from Total Project Services for bridge repairs as recommended and identified by VVV Services, and noting that this cost

allowance has been specifically included in the operating budget for the Strata Corporation, it was

MOVED AND SECONDED:

That staff be authorized to instruct Total Project Services to proceed with the bridge repairs as per their submitted quotation.

MOTION CARRIED

Lake consultant: It was noted that despite requests, staff have not received a response from Lee Gardener concerning the report to be submitted by the lake consultant. Staff were requested that should they not receive an answer within a week, that they begin looking elsewhere, once again, for a lake consultant. It was noted that no funds have been paid to Lee Gardener by the Strata Corporation.

5) Landscaping

Davey Tree Service

The Strata Manager confirmed that Davey Tree Service has been authorized to complete the tree maintenance and repair work as authorized by the Strata Council at the previous meeting. Davey Tree Service has reported that they have completed this work.

It was noted that Davey Tree Service has been requested to attend to emergency snow damage repairs to several trees on site as a result of the winter storms.

Staff were requested to ask Davey Tree Service to inspect a stump which has been reported as falling towards the residents property behind strata lot 361.

Precision Landscaping

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

Council asked that staff contact Precision Landscaping requesting that the shrubbery between the bridge by the recreation center and the R.V. parking lot along the stream be allowed to grow up and overhang the stream.

6) Insurance

The Strata Manager tabled copies of a report to Council regarding the renewal of the Strata Corporation's insurance policy effective January 1, 2009. After a brief discussion, it was

MOVED AND SECONDED:

That the insurance policy as established with Coastal Insurance Services be ratified.

MOTION CARRIED

7) Correspondence

The Strata Manager tabled for Council's information copies of correspondence regarding deletion of fine denial; appointment to Council; NSF charges; tree inspection; washroom damage; modification and repairs to a strata lot.

OTHER BUSINESS:

Meetings

It was agreed that Strata Council meetings would be held on Thursdays, and that staff can finalize a meeting schedule accordingly.

Website

Council discussed various issues concerning the information contained on the Strata Corporation's website. It was agreed by Council that the Council member phone numbers, as removed from the website, would be left as is.

Staff were requested to arrange for the deletion of a set of R.V. parking rules from the website.

BC Hydro

It was noted by a member of Council that during the winter storm seasons, there were several power outages. While it is noted that there were a number of power outages throughout the lower mainland area from the storms, any owners who are concerned with the frequency of power outages should report the same, and their concerns, directly to BC Hydro.

Marquee Sign

Staff were requested to ask the caretaker to ensure that the Strata Council meeting dates are placed on the marquee sign in advance of Council meetings.

Resident Caretaker

Staff were requested to review with the resident caretaker the placement of important messages on the marquee sign in a timely manner.

ADJOURNMENT:

There being no further business, the meeting adjourned at 8:48 pm, until Thursday, February 12, 2009, at 7:00 pm in the Recreation Centre.

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