

MINUTES OF THE MEETING OF THE STRATA COUNCIL, STRATA PLAN NW 939, RIVER SPRINGS, HELD ON THURSDAY, JUNE 12, 2008, AT 7:00 PM IN THE RECREATION CENTER, 1950 LODGE DRIVE, COQUITLAM, BC

Council in attendance: Chuck Davidson, President
Chris King, Vice-President/Lake Liaison
Peter Endisch, Communications
Linda Fitzgerald, Social Committee
Hamish Wheatley, Landscaping (arrive 7:55 pm)

Allan Grandy,
Strataco Management Ltd.

Absent with leave: Jose Lopez, Treasurer
Kelly Wainwright

CALL TO ORDER:

The meeting was called to order by the Strata Council President, Mr. Chuck Davidson, at 7:08 pm.

DELEGATION:

The owner of strata lot 268 then addressed the Strata Council noting that there has been some concern regarding the abuse of the visitor parking area. The owner suggested that the Strata Corporation may wish to consider the amending of the bylaws pertaining to the use of the visitor parking lot by opening up the parking lot to all insured vehicles, resident or non-resident. The space would therefore be utilized and would be on a first come first serve basis. After further discussion the owner left the meeting with members of Council thanking him for attending.

It was agreed by members of Council that the owner's suggestion would be considered as the Strata Council reviews the parking bylaws in general.

MINUTES OF THE MEETING OF APRIL 10 AND MAY 8, 2008:

It was

MOVED AND SECONDED:

That the minutes of the meeting of April 10 and May 8, 2008 be adopted as distributed.

MOTION CARRIED UNANIMOUSLY

BUSINESS ARISING FROM THE MINUTES:

There was no business arising from the minutes.

PRESIDENT'S REPORT:

The President advised that he has received a few calls regarding improper parking and that fines were already being affixed to some owners regarding continued breaches of the parking regulations. The President then suggested the possible change to the handling of emails through the Strata Corporation's web page. Staff were requested to contact the web master regarding this matter.

STRATA MANAGER'S REPORT:

1) Finance Report

Financial Statements

The Strata Manager tabled copies of the financial statements for the months of March, April and May 2008. As the Treasurer was unable to attend the meeting, it was agreed that the financial statements would be 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 authorized for registration against strata lots 168 and 333 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 UNANIMOUSLY

Collections

The Strata Manager tabled for Council's information copies of correspondence regarding collection actions involving strata lots 168, 385 and 403.

RBC Investments Statement

The Strata Manager tabled copies of the most recent RBC investment statement as received since the last meeting of the Strata Council.

2006/2007 Audit

It was confirmed that the 2006/2007 audit was then tabled as submitted by Donald Guthrie, Chartered Accountant. It was agreed that further discussion of the audit would be tabled pending review and comment by the Treasurer.

2) Staff Report

Resident Caretaker Logs

The Strata Manager confirmed for Council's information, receipt of the resident caretaker logs. It was noted that the logs are kept on file for referral as required.

Relief Caretaker Logs

The Strata Manager tabled copies of the relief caretaker logs as received since the last meeting of the Strata Council.

Caretaker

It was confirmed that as instructed by the Strata Council, the contract for services between Manny Alexiou and NW939 was terminated effective May 30, 2008. As requested by Council, staff are currently reviewing resumes or applicants to assume the caretaking position, and will be compiling a short list for presentation to the Strata Council, who will make the final decision on the retention of the replacement caretaker.

Lifeguards

The Strata Manager confirmed the hiring of a fourth lifeguard for the swimming season, being Yana Vassilenko.

Parking Logs

The Strata Manager tabled copies of the parking logs received since the last meeting of the Strata Council.

3) Completed Items

The Strata Manager advised that since the last meeting of the Strata Council the following items had been completed: annual fire hydrant servicing; report on Corporation self-owned home carport roof repairs; installation of tennis court nets; pest control service report for recreation centre; correspondence to the Department of Fisheries and Oceans regarding fish stocking in the lake; request for snow plowing tenders; meeting with lake consultant; final preparation and opening of pool; supply of additional tables and umbrellas at the pool; receipt of pool operation permits; receipt of quotation for concrete curb repair by strata lots 263 and 289; installation of additional venting to the pool equipment room; installation of door stoppers in recreation centre; grout repair in recreation centre change rooms and showers.

Concerning the above, members of Council noted that it would be appropriate to attend to the replacement of the carport roof for the self-owned home at this time, due to the deteriorated condition of the roof. It was then

MOVED AND SECONDED:

That staff be authorized to proceed with the replacement of the roof as per the quotation submitted by Carlson Roofing.

MOTION CARRIED UNANIMOUSLY

With regards to concrete curb repairs, it was

MOVED AND SECONDED:

That staff be authorized to retain Bert the Concrete Guy to repair concrete curbs at strata lots 263 and 289

MOTION CARRIED UNANIMOUSLY

4) In Progress

The Strata Manager advised that the following items remained in progress: gazebo railing repairs; cleaning of the recreation centre roof; turning on the irrigation system; painting of the yellow curb at the entrance to the recreation centre; inspection of pool deck crack by The Crackman.

5) Landscaping

Davey Tree Services

The Strata Manager tabled copies of correspondence regarding work authorized to be completed by Davey Tree Service, their quotation to undertake a bluff survey and their quotation to remove a hazardous tree. It was confirmed that Davey Tree Service has completed the tree maintenance work as authorized by the Strata Council.

Some discussion then took place regarding the movement of the bank behind units on Colin Place. It was agreed that staff would be authorize to have Trow Engineering inspect this area. It was noted that Trow Engineering had provided consulting services to the Strata Corporation in previous years for a similar problem.

Precision Landscaping

The Strata Manager tabled copies of the maintenance logs and quotation for lawn repairs from Precision Landscaping.

After review of the quotation submitted it was

MOVED AND SECONDED:

That staff be authorized to accept the quotation of Precision Landscaping for landscaping repairs.

MOTION CARRIED UNANIMOUSLY

6) Insurance

The Strata Manager tabled copies of the appraisal program renewal documentation with Suncorp Valuations, wherein the appraisal program has been renewed for a three-year period of time.

7) Lake Consultant

It was confirmed that a meeting had been held with Mr. Bruce Ford, of Gartner Lee, regarding lake related issues. Council would be providing staff with historical information to be passed on to the consultant to enable the consultant to complete his report and recommendations to the Strata Corporation, as requested at that meeting.

8) Correspondence

The Strata Manager advised that since the last Council meeting correspondence had been sent or received concerning the following: bylaw infraction letters; chargeback of costs; recreation centre opening; alteration to strata lot; use of the recreation centre; carport enclosure; welcome packages; appearance before Council.

OTHER BUSINESS:

Alterations to Strata Lot

Council then reviewed the submission of strata lot 303, wherein the owner has requested permission to effect repairs to the fence, patio roof, garage and shed of the owner's strata lot. After review of the owner's submission and the documentation contained therein, it was

MOVED AND SECONDED:

That permission be granted to the owner of strata lot 303, to complete renovations to their strata lot as per their submission to the Strata Council, subject to the owner complying with any and all requirements of the City of Coquitlam Building Department.

MOTION CARRIED UNANIMOUSLY

Family Fun Day

It was noted that a family fun day was scheduled for August 24, 2008, between the hours of 11:00 am to 2:00 pm.

Recreation Center Rental

A member of Council noted that he would be doing investigations on possible energy saving alterations, which may be effected to the recreation centre. Staff would be forwarding copies of the hydro invoices to Council member Hamish Wheatley for this purpose.

Pool Tags

It was noted that the Council President is in possession of the pool tags. Anyone requiring pool tags may contact the him.

ADJOURNMENT:

There being no further business, the meeting adjourned at 9:05 pm, until Thursday, July 10, 2008 at 7:00 pm in the Recreation Centre.

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