

**MINUTES OF THE MEETING OF THE STRATA COUNCIL, STRATA PLAN NW 939,
RIVER SPRINGS, HELD ON WEDNESDAY, MAY 2, 2007, AT 7:00 PM IN THE
RECREATION CENTER, 1950 LODGE DRIVE, COQUITLAM, BC**

Council in attendance: Kelly Wainwright, President/Landscaping
Chuck Davidson, Vice-President
Cathy Hughes, Information Committee
Chris King, Landscaping/Oxbow Lake Liaison

Allan Grandy,
Strataco Management Ltd.

Absent with leave: Jose Lopez, Treasurer
Joanne James, Social Recreation

CALL TO ORDER:

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

MINUTES OF THE MEETING OF APRIL 4, 2007:

After review it was

MOVED AND SECONDED:

That the minutes of the meeting of April 4, 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 reported that pool tags were distributed the previous evening and that more than 80 families within River Springs have picked up the tags. The President further noted that recently, graffiti artists have been at work and the recreation centre has been on the receiving end of their efforts. A handyman has been requested to paint out the graffiti. It was also noted that the playground at Gable has been vandalized and repairs will be required.

On April 27, 2007, a tree near the top of the bluff fell down and struck a tool shed belonging to a private home on top of the bluff. The tree in question had been identified for removal by Al's Tree Service, and the contractor had been previously authorized to proceed with removal. Unfortunately, the contractor had not been able to attend to the site to complete this work prior to the tree falling down. Davey Tree Services attended to the site on an emergency callout to remove the tree in question, and the balance of the tree maintenance work which Al's Tree Services has been authorized to complete has been expedited.

STRATA MANAGER'S REPORT:

1) Finance Report

Financial Statements

The Manager tabled the financial statement for the month of March 2007. The statement was tabled pending review and report by the Treasurer.

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.

RBC Dominion Securities

The Manager tabled for Council's information copies of the most recent investment statement submitted by RBC Dominion Securities.

2) Staff Report

Resident Caretaker Logs

The Manager confirmed receipt of the resident caretaker logs, which are kept on file for reference as required. The Manager also tabled correspondence to the resident caretaker with regard to his placement on probation, as discussed and authorized by the Council at the previous meeting. The Manager reviewed with Council a recent meeting held with the resident caretaker concerning the matter, and the issues reviewed with the staff member as previously discussed with the Strata Council.

Relief Caretaker

The Manager tabled copies of the relief caretaker logs for Council's information. The Manager also tabled copies of correspondence to the relief caretaker as discussed at the previous meeting.

Memo to Council President

The Manager tabled copies of a memo to the Strata Council President concerning information to be passed on by the President to form the basis of a letter to be sent to the Department of Fisheries and Oceans requesting an onsite meeting.

3) Completed Items

The Manager advised that since the last meeting of the Strata Council the following items had been completed: authorization to Restoration Services to complete installation of new hydraulic lift arms for marquee sign; correspondence to City of Coquitlam regarding additional information on lake drainage study; correspondence to Arpel Security regarding emergency contact information; receipt of fire safety inspection from City of Coquitlam fire department; response to emergency alarm at recreation centre on April 2, 2007; authorization to Crackman to complete pool deck and coping stone repairs as previously discussed with Council; power washing of the tennis courts; installation of tennis court nets; correspondence to John Jakse regarding lake level.

4) In Progress

The Manager advised that the following items remained in progress: servicing of pool and wading pool heaters by Imperial Paddock Pools; final preparation of pools for opening; lamp post repair at Parkland Drive by Global Electric; repair to road sinkhole near 1189 Parkland Drive by Restoration Services; response from City of Coquitlam regarding land purchase. It was noted that the pool heater servicing and sinkhole repair had now been completed.

The Manager advised that a letter had been received earlier in the day from the Acting City Solicitor confirming that steps were being taken by the City of Coquitlam to

commence formal expropriation actions with regards to the land taken by the City as part of the David Avenue improvement work. Once the expropriation has been completed the City will then be in a position to complete the documentation and issue payment to the Strata Corporation (at the price agreed upon) for the land.

It was noted that staff had authorized a contractor to proceed with the painting of the gazebo, marquee sign, recreation centre entrance sign, and posts for the entrance gates to the recreation centre parking lot.

5) Landscaping

Davey Tree Service

The Manager tabled copies of correspondence from Davey Tree Service regarding the status of a tree at 1243 River Drive. It was noted that the contractor has been further requested to attend to the removal of additional branches from trees which have fallen along the Shaughnessy Street boulevard area.

With regards to the tree at 1243 River Drive, after review of the correspondence from Davey Tree Service, in which it was noted that the tree, being a cottonwood, is by nature a tree which is prone to dropping large branches and would consequently be considered hazardous, Council wished to confirm whether the tree was actually located on common property. Staff were authorized to obtain a survey of the rear property line at 1243 River Drive where it adjoins the common property of the Strata Corporation, to clearly establish on whose property the tree is situated. It was then

MOVED AND SECONDED:

That staff be authorized to proceed with obtaining the survey.

MOTION CARRIED

Al's Tree Service

The Manager tabled copies of correspondence sent to Al's Tree Service as authorized at the previous meeting of the Strata Council, with regards to the implementation of the contractor's recommendations on tree maintenance and removal work at the top of the bluff.

Precision Landscaping

The Manager tabled the maintenance log from Precision Landscaping submitted since the last meeting of the Strata Council, and confirmed authorization being given to the contractor to proceed with cleanup around the hydro box near 1185 Parkland Drive. It was agreed that correspondence would be forwarded to Precision Landscaping with regards to their need to undertake the maintenance of the Shaughnessy Place improvement area.

6) Correspondence

The Manager tabled copies of correspondence concerning lake level damming alteration; RV parking stall wait list; noise complaints; carport enclosure; welcome packages.

Council reviewed correspondence from strata lot 11, after which staff were requested to forward correspondence to the owner thanking them for their letter and indicating that

the Strata Council will be meeting with the Department of Fisheries and Oceans to discuss lake related issues.

OTHER BUSINESS:

Pool Lesson Signup Form

Staff were requested to provide a copy of the pool lesson signup form for Council's information.

Pool Hours

Staff were requested to provide the Strata Council President with the swimming pool hours of operation so that this information can be passed on to the newsletter editor.

House Renovations

Staff were requested to check on whether or not permission had been granted previously for a house renovation currently underway in the complex.

RV Parking Lot

It was agreed that the Strata Council President would meet with staff to review parking stall usage within the RV parking lot.

Small Meeting Room

It was agreed that correspondence would be forwarded to Priority Building Services concerning the clean up of the small meeting room.

Oxbow Lake

The liaison to the Oxbow Lake concerned owners group reported on recent discussions with the representative of the Oxbow Lake Preservation Committee. It was noted that the Strata Council would be requesting a meeting with the Department of Fisheries and Oceans, and the questions to be posed to the Department were reviewed. With regards to the settling ponds, it was reported that the DFO has indicated their intention to undertake clean up work to the ponds; however, this work will not take place until after the salmon eggs have hatched and left, which is anticipated to occur in May.

A sample of vegetation found growing in the lake was provided for Council's information. It was agreed that correspondence to be forwarded to DFO with regards to an onsite meeting would include a request for information on lake levels, future plans for the lake, the role of John Jakse in regards to lake management, and the status of the hatchery.

Carport Enclosure

Correspondence was reviewed from the owner of strata lot 1 requesting permission to enclose their carport. After review of the information submitted it was

MOVED AND SECONDED:

That permission be granted to the owner of strata lot 1 to enclose their carport 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 8:59 pm, until Wednesday, June 6, 2007, at 7:00 pm in the recreation center.

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