

MINUTES OF THE MEETING OF THE STRATA COUNCIL, STRATA PLAN NW 939, RIVER SPRINGS, HELD ON MONDAY, JULY 19, 2010, AT 7:00 PM IN THE RECREATION CENTER, 1950 LODGE DRIVE, COQUITLAM, BC

Council in attendance: Darren Berg, President
Jose Lopez, Treasurer (left at 8:28 pm)
Peter McKenna, Grounds/Tree & Bylaw Committees
Chris King, Bylaw Committee

Allan Grandy,
Strataco Management Ltd.

Absent with leave: John Jakse, Vice President, Grounds/Tree Committee
Arlene Lambert, Bylaw Committee
Wesley Barr

Guests in attendance: Owner strata lot 183

CALL TO ORDER:

The meeting was called to order by the Strata Council President, Mr. Darren Berg, at 7:07 pm.

MINUTES OF THE MEETING OF JUNE 21, 2010:

It was

MOVED AND SECONDED:

That the minutes of the meeting of June 21, 2010 be adopted as distributed.

MOTION CARRIED UNANIMOUSLY

BUSINESS ARISING FROM THE MINUTES:

There was no business arising from the minutes.

PRESIDENT'S REPORT:

The Strata Council President noted that the implementation of the ownership approved tree maintenance and removal work along Shaughnessy is now well underway and nearing completion. At this time, it would appear that the work has been well done and that the contractor has tried to minimize inconveniences to residents.

Renovations to the gazebo are now underway and it is hoped over the next few weeks that the rebuilt gazebo will reach completion.

As arrangements did not go through with respect to the installation of new benches at the pool area and at the lake, it was agreed that staff would contact the supplier of the benches to determine at what cost the supplier could install the benches themselves rather than wait for a group of volunteers to do the same.

STRATA MANAGER'S REPORT:

1) Finance Report

Financial Statements

The Strata Manager advised that the financial statement for the month of June 2010 remained in progress at this time.

Receivables Report

This matter was tabled until the end of the meeting.

2010/2011 Operating Budget

The Strata Manager introduced the proposed first draft of the operating budget for the next fiscal year. The Strata Manager reviewed with Council the various inclusions and provisions of the proposed operating budget along with the anticipated performance of the Strata Corporation through the current fiscal year.

After discussion on the proposed operating budget, it was agreed that the operating budget would be tabled until further discussion at a budget meeting to be held during the month of August 2010.

2) **Staff Report**

Rental Information Sheet

The Strata Manager tabled a copy of the rental information sheet as amended since the last meeting of the Strata Council. It was noted that as of July 6, 2010, there were 16 strata lots are known to be rented within the River Springs community.

All owners are reminded that should they choose to rent out their strata lot, they are required to complete the required documentation as called for by the bylaws and the Strata Property Act and to return the same to Strataco Management Ltd.

Relief Caretaker Logs

The Strata Manager tabled for Council's information copies of the relief caretaker logs.

Caretaker Logs

The Strata Manager tabled for Council's information copies of the resident caretaker logs.

Canadian Red Cross

The Strata Manager tabled for Council's information copies of documentation signed and completed with respect to the opening of the account between the Strata Corporation and the Red Cross to allow for the conduction of the swimming lessons.

3) **Mechanical**

Fraser Health Authority

The Strata Manager tabled copies of verification from the Provincial Fraser Health Region confirming the approval of the Strata Corporation's swimming pool operating permit for the swimming season.

4) **Landscaping**

Davey Tree Service

The Strata Manager tabled copies of a report as submitted by Davey Tree Service with respect to a potentially hazardous tree at 1326 Flynn Crescent and two additional trees as identified for inspection by Davey during the Shaughnessy boulevard work.

With regard to the above, Council reviewed the report and the recommendations of Davey concerning the hazardous tree located at 1326 Flynn Crescent. It was the arborist's recommendation that this tree be removed. It was then

MOVED AND SECONDED:

That staff be authorized to instruct Davey Tree Service to proceed with the removal of the tree at 1326 Flynn Crescent as noted in their report.

MOTION CARRIED

It was further noted that Davey Tree Service has been instructed to implement their recommendations for the two trees discussed at the Special General Meeting as requiring additional attention along Shaughnessy.

5) **Completed Items**

The Strata Manager advised that since the last meeting of the Strata Council the following items had been completed: repair to marquee sign door hinges by Creative Handyman; vandalism to the swimming pool area affecting the pool blanket and shoe storage area; repair to irrigation system by Harris Irrigation; replacement of two stop signs; additional health inspections of the swimming pool with no problems detected.

Concerning the above, staff were requested to review with the resident caretaker the opening and closing of the marquee sign during the day.

Staff were requested to ask Harris Irrigation to check on additional repairs which may be required to the irrigation system towards the south end along Shaughnessy near the school area.

With regard to the pool vandalism issue, it was agreed that staff would be requested to have the lifeguards leave the exterior pool lights on through the evening to help discourage any unwanted activity in the pool area in the late evening or early morning hours.

6) **In Progress**

The Strata Manager advised that the following remained in progress: completion of authorized tree maintenance work by Davey Tree Service; installation of concrete wall by Fraser Stratacare; electrical kiosk repairs; receipt of asphalt condition report from Trasolini and Palmieri Bros.Paving Ltd.; receipt of electrical kiosk report from McKinnely Electric; repair to ladies pool change room showerhead, privacy door and electrical plugs; completion of gazebo renovation; installation of new concrete benches; report of the Bylaw Committee.

With respect to the above, it was noted that some concern has been expressed for repairs to the women's change room area, and of particular note is the suggestion of slippery floor conditions for the women's washroom. A brief history of the matting system which was used many years ago was discussed, after which it was agreed by Council that once the pool season has concluded and the pool is shutdown for the year, that a review of the washroom flooring will take place.

With regard to the Bylaw Committee report, the Bylaw Committee submitted their recommendations for a bylaw amendment with respect to budgeting procedures. After review of the submission, it was

MOVED AND SECONDED:

That the report and recommendations of the Bylaw Committee be ratified, and that a recommendation to the Annual General Meeting be made to effect a bylaw amendment to implement the recommendations.

MOTION CARRIED

7) **Correspondence**

The Strata Manager tabled for Council's information copies of correspondence regarding welcome packages; lawn maintenance; improvements to strata lot.

OTHER BUSINESS:

Receivables Report

Council then reviewed the receivables report as tabled from an earlier time in the meeting. After review of those strata lots having outstanding balances as of the date of the meeting, It was

MOVED AND SECONDED:

That a lien be registered against strata lot 385, and all costs incurred in the collection of the outstanding balance be assessed against the account of said strata lot.

MOTION CARRIED

Income Breakdown for Newsletter

It was noted that a review of the income breakdown for the newsletter would take place at the next meeting.

Leaning Tree

Staff were requested to ask Davey Tree Service to inspect a leaning tree near 1286 Bluff Drive.

Family Fun Day

It was noted that Family Fun Day was scheduled for August 14, 2010. At this time, volunteers are urgently required. Any owner who is wishing or is willing to assist at the Family Fun Day should contact a member of the Strata Council with respect to their interest.

Davey Tree Service

The Strata Manager tabled the interim billing from Davey Tree Service with respect to the work performed on the Shaughnessy boulevard trees up to and including June 30, 2010. It was

MOVED AND SECONDED:

That staff be authorized to pay the invoice as submitted by Davey Tree Service for the interim billing for tree maintenance and tree removal work along Shaughnessy boulevard as approved by the owners at the Annual General Meeting. The cost of this work shall be paid for from the contingency reserve fund.

MOTION CARRIED

ADJOURNMENT:

There being no further business, the meeting adjourned at 8:24 pm, until the budget discussion meeting to be held on August 30, 2010.

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