

**MINUTES OF THE MEETING OF THE STRATA COUNCIL, STRATA PLAN NW 939, RIVER SPRINGS, HELD ON THURSDAY, JULY 9, 2009, AT 7:00 PM IN THE RECREATION CENTER, 1950 LODGE DRIVE, COQUITLAM, BC**

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Council in attendance: Chris King, President  
John Jakse, Vice-President/Grounds & Trees  
Jose Lopez, Treasurer  
Linda Morales, Social/Recreation  
Peter McKenna, Grounds & Trees  
Hamish Wheatley (left at 8:17 pm)

Allan Grandy,  
Strataco Management Ltd.

Absent with leave: Peter Endisch, Communications  
Guest in attendance: Tony Gioventu, Condominium Home Owners' Association

**CALL TO ORDER:**

The meeting was called to order by the Strata Council President, Mr. Chris King, at 7:14 pm.

**CONDOMINIUM HOME OWNERS' ASSOCIATION:**

Mr. Tony Gioventu of CHOA was introduced. It was noted that Mr. Gioventu had been asked to attend the Strata Council meeting to provide information to the Strata Council on the services provided by CHOA.

Mr. Gioventu provided an overview of the operations and funding of the Condominium Home Owners' Association and the support services they are in a position to provide to Strata Corporations to assist them in handling the various requirements and issues which they face.

After providing further information, Mr. Gioventu left the meeting, with members of Council thanking him for taking the time to attend.

**MINUTES OF THE MEETING OF JUNE 11, 2009:**

It was

**MOVED AND SECONDED:**

That the minutes of the meeting of June 11, 2009 be adopted as distributed.

*MOTION CARRIED*

**BUSINESS ARISING FROM THE MINUTES:**

There was no business arising from the minutes.

**PRESIDENT'S REPORT:**

The President noted that any residents requiring pool tags can obtain the same from the lifeguards.

The President reminded all dog owners that it is required that they promptly clean up any droppings on the common property left by their pets. Dogs are to be kept on leash at all times while on the common property. Dogs are not permitted to stay at the swimming pool area.

**STRATA MANAGER'S REPORT:**

**1) Finance Report**

Financial Statements

The Strata Manager tabled the financial statement for the month of May 2009. The Treasurer reported that he had reviewed the financial statement and found it to be in order. It was

**MOVED AND SECONDED:**

That the financial statement for the month of May 2009 be adopted as distributed.

***MOTION CARRIED***

Receivables Report

It was agreed to table the receivables report for consideration at a later point in the meeting.

RBC Investment Services

The Strata Manager tabled for Council's information the most recent investment statement received from RBC Investment Services, reflecting the funds held by the Strata Corporation in the contingency reserve fund.

Collections

The Strata Manager tabled for Council's information correspondence relating to collection activities involving strata lots 168 and 396.

2009/2010 Operating Budget

The Strata Manager tabled the first draft of the proposed operating budget for the next fiscal year and reviewed with Council the various provisions of the budget. A lengthy discussion took place on the various expense categories and changes to the proposed budget. It was agreed by members of Council that a budget meeting would be held in August to enable the Strata Council to focus its discussion on the budget, and that the meeting would be held at least one week earlier than normally held. Staff were requested to make arrangements to reschedule the meeting to a time suitable for all parties. It was also requested that the September Strata Council meeting be rescheduled to after September 13.

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 against strata lot 385 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.

***MOTION CARRIED***

2) **Staff Report**

Pool Swimming Lessons

It was noted that swimming lessons commenced at the pool on July 6, 2009.

Due to a lack of participants it was

*MOVED AND SECONDED:*

That the mums' night be cancelled.

*MOTION CARRIED*

Newsletter

The Strata Manager tabled copies of a memo from the newsletter editor correcting an invoicing error.

3) **Completed Items**

The Strata Manager advised that since the last meeting of the Strata Council the following items had been completed: change of parking patrols by resident caretaker; ordering replacement tennis court nets from Tomko; cleaning of lake discharge culvert by Department of Fisheries and Oceans; purchase of new swimming pool canopy; discussion on gazebo roof tabled; start up and repairs to irrigation system; investigation of water leak from failed water service line at strata lot 151 (owner's responsibility).

It was noted that quotations were still to come for repairs to the swimming pool coping. Staff were requested to ask Tomko Sports to inspect and provide a recommendation and quotation for repairs to cracks in the tennis courts. After a brief discussion it was agreed that staff be requested to obtain a costing estimate for the replacement of the gazebo roof using either a duroid shingle or a cedar shingle option.

4) **In Progress**

The Strata Manager advised that the following items remained in progress: repair to small sink hole in road to recreation centre; receipt of asphalt repair quotations; receipt of curb repair quotations for strata lot on Bluff Drive; receipt of drawings for wall repairs from VVV Engineering; receipt of wall repair quotations.

It was noted that the drawings have now been received from VVV Engineering and that quotes are being requested for the wall extension work previously included in the budget for the current fiscal year.

With regards to curb repairs, it was noted that one costing estimate had been received and additional estimates are anticipated to be available shortly.

5) **Landscaping**

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

6) **Correspondence**

The Strata Manager tabled for Council's information copies of correspondence regarding grass maintenance, improper parking and welcome packages.

**OTHER BUSINESS:**

### Bylaw Amendments

It was agreed that discussion on possible bylaw amendments would be tabled to the August budget meeting.

### Barbecue

The Social/Recreation Committee has advised that the August barbecue will be scheduled for Saturday, August 15, 2009, from 11:00 am to 2:00 pm.

### Lake Report

A member of Council commented on the lake report from the consultant. Several questions were raised by the Council member, and it was agreed that the member would contact the lake consultant directly to discuss the questions, and report back to Council.



***Council wishes to remind all residents that the parking of motor vehicles along roadways within the complex is prohibited, nor may motor vehicles, trailers and the like be parked on landscaped areas of strata lots.***



### Signage

It was noted by a member of Council that some realtor signs are not being removed. Staff were requested to ask the resident caretaker to ensure that they promptly request the removal of any real estate signs found on the common property.

### Davey Tree Service

Staff were requested to ask Davey Tree Service as to the expected time when they were planning to remove the remains of the trees which they felled at the north end of the lake. It was also noted that Davey Tree Service would be requested to remove dead and hanging branches from the boulevard trees along Shaughnessy. Lastly, staff were requested to ask Davey Tree Service to inspect the trees along the boulevard between Keith and Flynn, and to make their costing recommendations available to Council by the next scheduled meeting.

### **ADJOURNMENT:**

There being no further business, the meeting adjourned at 8:58 pm, until a date and time to be determined.

### **STRATACO MANAGEMENT LTD.**

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