

MINUTES OF THE MEETING OF THE STRATA COUNCIL, STRATA PLAN NW 939, RIVER SPRINGS, HELD ON MONDAY, JUNE 21, 2010, AT 7:00 PM IN THE RECREATION CENTER, 1950 LODGE DRIVE, COQUITLAM, BC

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

 Allan Grandy,
 Strataco Management Ltd.

CALL TO ORDER:

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

DELEGATIONS:

The owner of unit 1326, Flynn Crescent, addressed the Strata Council noting a concern with a potentially hazardous cottonwood tree. It was noted that the owner's concern would be passed onto Davey Tree Services for their attention while they are working on site for the next week. The owner then expressed some concerns with regards to the manner by which the lifeguards are discharging their functions. It was agreed that these concerns would be passed on to the lifeguards for their attention.

The owner then left the meeting with members of Council thanking the owner for attending.

The owner of strata lot 79 then addressed the Strata Council in support of a letter that he had submitted with respect to interactions between members of their household and another resident concerning the playing of basketball on the property. After a discussion of the issues with members of Council, it was noted by the Council that the Strata Council is not in a position to interfere in behavioral disputes between residents and suggested that the RCMP be called in the event that further incidents take place.

The owner then thanked the Strata Council for their consideration and left the meeting.

MINUTES OF THE MEETING OF MAY 17, 2010:

It was

MOVED AND SECONDED:

That the minutes of the meeting of May 17, 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 advised that the volunteer within the community who has been assisting with the organizing of various social committee events will be leaving the community and as such, a new volunteer is urgently required. This position has looked after things such as the family day in August, organizing the Easter party, Christmas party, etc. Any resident interested in providing volunteer services as a coordinator for these social events should contact the Strata Council President.

The President then continued noting that Davey Tree Services will commence work on the site on June 28, 2010, with respect to the work authorized by the ownership at their recent Special General Meeting. An email blast would be sent out and notification placed on the marquee to alert owners to this fact. It was further noted that some parking restrictions may take place along Shaughnessy as Davey Tree Services must ensure adequate and safe working space for their crews while attending to the required work.

With respect to the gazebo repairs, it was

MOVED AND SECONDED:

That staff be authorized to notify the low bidding contractor of the acceptance of their proposal for gazebo repairs, including the installation of stamped concrete.

MOTION CARRIED

STRATA MANAGER'S REPORT:

1) Finance Report

Financial Statements

The Strata Manager tabled the financial statement for the month of May 2010. The Treasurer reported that he had reviewed the financial statement and had found it to be in order.

The Treasurer noted a recoding of an expense item from the caretaker's account to the casual labourer's account, which can be completed with the completion of the next set of financial statements. It was then

MOVED AND SECONDED:

That the financial statement for the month of May 2010 be adopted subject to the recoding notation noted by the Treasurer.

MOTION CARRIED

It was agreed that a review of the asphalt services would be undertaken to establish what repairs are required for consideration and presentation to the ownership at the next Annual General Meeting.

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 123 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

It was then

MOVED AND SECONDED:

That a lien be authorized for placement 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 of BC.

MOTION CARRIED UNANIMOUSLY

Reserve Fund Investment

The Strata Manager tabled for Council's information copies of the RBC investments statements for the months of March and April 2010.

2) Staff Report

Caretaker Logs

The Strata Manager noted that the caretaker logs were to be received.

Relief Caretaker Logs

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

Rental Information Sheet

The Strata Manager tabled copies of most recent rental information sheet noting that as of May 7, 2010, there were 17 strata lots are known to be rented out within the River Springs community.

Terasen Gas

The Strata Manager tabled correspondence provided by Terasen Gas with regard to the rate increase, which would apply to the natural gas rates.

Telus

The Strata Manager tabled copies of correspondence from Telus with regards to rates.

Staff were requested to remind the caretaker on the procedures to be followed with regards to the marquee sign.

3) Completed Items

The Strata Manager advised that since the last meeting of the Strata Council the following items had been completed: installation of new swimming pool cover; delivery of engineered wood fiber to playgrounds; pool preparation and opening for the season; repair to RV parking stall fence; request for additional wall installation tenders; replacement of wading pool heater and opening of new account with the Canadian Red Cross.

With respect to the above, it was noted that just prior to the opening of the swimming pool, the old heater for the wading pool failed and was not repairable. The heater was replaced by Imperial Paddock Pools in time for the opening of the pool.

With respect to the concrete wall tenders, quotations were requested from Fraser Stratacare, TNC Restorations and Faria Developments. Quotations were received from Fraser Stratacare and Faria Developments. After review of the submitted quotations, it was

MOVED AND SECONDED:

That staff be authorized to accept the quotation as submitted by Fraser Stratacare for the installation of the concrete block wall in accordance with the specifications as prepared by VVV Engineering. As previously authorized by the ownership, this expense shall be paid for from the Strata Corporation's contingency reserve fund. Work to be completed will not include the

installation of a garden on top of the wall, but will include repairs to any sections of fence or gates of the strata lots damaged as a result of the wall installation.

MOTION CARRIED UNANIMOUSLY

4) In Progress

The Strata Manager advised that the following remained in progress: delivery of concrete benches, Bylaw Committee report and electrical kiosk repairs

With respect to the above, it was agreed that the new concrete benches would be delivered on Tuesday, June 29, 2010, and that members of the Strata Council would volunteer to help receive and install them.

With respect to the electrical kiosk, a member of the Strata Council provided staff with the name of an electrical contractor who may have thoughts and ideas pertaining to the electrical kiosk repairs. After a lengthy discussion with the contractor, the contractor has established that the proposed course of work currently being considered for electrical kiosk repairs and/or replacement is the only method available to the Strata Corporation. The contractor reviewed various issues, which will have to be addressed during the course of this work, which will be extensive and take time to complete.

After review of the contractor's comments, it was agreed that staff would request Global Electric to provide a more detailed outline and proposal for completion of the first two electrical kiosk replacements and at the same time, staff would request additional quotations for electrical kiosk repairs/replacement to determine the effectiveness of costing information provided to date.

5) Landscaping

Precision Landscaping

The Strata Manager tabled for Councils information copies of the monthly landscape maintenance report as submitted by Precision Landscaping.

Davey Tree Service

The Strata Manger confirmed that Davey Tree Services had been authorized to proceed with the tree maintenance and repair work along Shaughnessy as approved by the ownership at the Special General Meeting. Davey would be starting this work on June 28, 2010.

6) Correspondence

The Strata Manager tabled copies of correspondence regarding welcome packages; grass maintenance; tree safety; vehicle parking on street; electrical kiosk repairs; access to blueprints for City; payment of outstanding strata fees; RV insurance; parking of vehicles on grass; pruning of shrubs overhanging roadway and complaint regarding playing activity of children.

OTHER BUSINESS:

RV Parking

It was noted that at this time the wait list for RV parking stalls was currently 1 for a 12 foot stall, 3 for a 20 foot stall, 5 for a 30 foot stall and 1 for a 45 foot stall.

ADJOURNMENT:

There being no further business, the meeting adjourned at 8:40 pm, until Monday, July 19, 2010, at 7:00 pm in the recreation center, 1950 Lodge Drive, Coquitlam, BC.

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