

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

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Council in attendance:           Darren Berg, President  
  John Jakse, Vice President, Grounds/Tree Committee  
  Arlene Lambert, Bylaw Committee  
  Peter McKenna, Grounds/Tree & Bylaw Committees  
  Wesley Barr  
  Jose Lopez, Treasurer (arrived at 7:38 pm)

  Allan Grandy,  
  Strataco Management Ltd.

Absent with leave:               Chris King, Bylaw Committee

**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 MARCH 22, 2010:**

It was

**MOVED AND SECONDED:**

That the minutes of the meeting of March 22, 2010 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 the annual Easter party had been held and was a great success. The President extended his sincere thanks to the Easter Bunny for attending the annual party, to Mr. & Mrs. Roubini for their efforts and assistance in organizing the party and his thanks to all participants for attending.

**STRATA MANAGER'S REPORT:**

**1)     Finance Report**

Financial Statements

The Strata Manager tabled the financial statements for the months of February and March 2010. As the March 2010 financial statement had just been delivered, it was agreed that the statement would be tabled until the next Strata Council meeting.

The Treasurer reported that he had reviewed the February 2010 financial statement and had found it to be in order. It was then

**MOVED AND SECONDED:**

That the financial statement for the month of February 2010 be adopted as distributed.

*MOTION CARRIED UNANIMOUSLY*

Receivables Report

The Strata 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 collection matters at this time, other than those actions already initiated by the Strata Council.

Reserve Fund Investments

The Strata Manager tabled for Council's information copies of the RBC investment statement with regard to the funds held at RBC for the Strata Corporation's contingency reserve fund.

Audit

The Strata Manager tabled an audit submitted by the Strata Corporation's auditor, Mr. Don Guthrie. It was then

**MOVED AND SECONDED:**

That the audit be received and that the signing officers of the Strata Corporation be authorized to sign the 2008/2009 audit.

***MOTION CARRIED UNANIMOUSLY***

Collections

The Strata Manager tabled for Council's information copies of correspondence regarding collection activities involving strata lot 96.

**2) Staff Report**

Caretaker Logs

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

**3) Landscaping**

Precision Landscaping

The Strata Manager confirmed that Precision Landscaping has been requested to attend to the pruning back of shrubs and a small tree that were obstructing a roadway sign.

It was further confirmed that Precision Landscaping had been requested to prune back trees at one of the playgrounds.

With regard to the playground areas, the Strata Manager tabled a revised quotation from Right Choice Property Services for the provision of 10 yards of engineered wood fiber to top up the playground areas. It was noted that the previous quotation submitted by Right Choice Property Services was ultimately found to not provide for the required engineered wood fiber. The cost provided by Right Choice Property Services remains the lowest bid received for this work.

It was then

**MOVED AND SECONDED:**

That staff be authorized to accept the proposal of Right Choice Property Services for the supply and installation of the engineered wood fiber to the playground areas.

***MOTION CARRIED UNANIMOUSLY***

4) **Completed Items**

The Strata Manager advised that since the last meeting of the Strata Council the following items had been completed: receipt of pool tags from TB Vets; cleaned playground equipment by Right Choice Property Services; removed dishwasher from sidewalk by caretaker; repaired swimming pool coping stones by The Crackman; start up of irrigation system by Harris Irrigation; investigation of leak repair to closet of recreation centre by Creative Handyman and repair to the same.

Council noted that they would discuss the establishment of a time for residents of River Springs to come and pick up their pool tags for the upcoming swimming pool season. The appropriate notices would be distributed in due course.

5) **In Progress**

The Strata Manager advised that the following remained in progress: bylaw amendments and report on same from the Bylaw Committee; treatment of recreation centre roof for moss control; powerwashing of tennis court and area near recreation centre by caretaker; final preparations for swimming pool opening; servicing of swimming pool heater by Imperial Paddock Pools; supply of new benches; wall quotations; report on electrical kiosk repairs.

Council noted that the old pool benches once removed can be stored beside the hatchery and disposed of with the next Big Bin Day.

With regard to the retaining wall tenders, it was noted that only one bidder had submitted a quotation from the most recent tender request. Staff were requested to arrange for a new group of bidders to bid on the wall construction work.

Council reviewed the report submitted by Global Electric on electrical kiosk repairs which updated Council members on the status of the repairs to date and further repairs that are to be completed.

6) **Correspondence**

The Strata Manager advised that since the last Council meeting correspondence had been sent or received concerning the following: welcome packages; overgrown trees; oil spillage by refuse removal contractor on roadways; request for pruning of shrubs; request for RV parking stall.

7) **RV Parking Lot**

It was confirmed that there was currently one owner on the wait list for a 12' stall, six owners on the 20' stall wait list, seven owners on the 30' stall wait list, and one owner on the 45' stall wait list.

8) **Special General Meeting**

It was noted that some information has now been received with regard to the scope and quotation for replacement of the gazebo. Additional information is to be received by Council concerning this matter and will be forwarded to management, so that the Special General Meeting date can be set and the appropriate notice prepared for distribution to all residents.

**OTHER BUSINESS:**

Construction of dock

Council reviewed the report from an owner with regard to the construction of a dock on the lake. Council wished to thank the owner for their submission.

Unapproved Alteration

Staff were requested to check on an alteration which is taking place to a strata lot on Parkland Drive which may require Council's approval.

**ADJOURNMENT:**

There being no further business, the meeting adjourned at 8:35 pm, until Monday, May 17, 2010, at 7:00 pm in the recreation center, 1950 Lodge Drive, Coquitlam, BC.

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