

**MINUTES OF THE MEETING OF THE STRATA COUNCIL, STRATA PLAN NW 939,
RIVER SPRINGS, HELD ON THURSDAY, JUNE 11, 2009, AT 7:00 PM IN THE
RECREATION CENTER, 1950 LODGE DRIVE, COQUITLAM, BC**

Council in attendance: Chris King, President
John Jakse, Vice-President
Jose Lopez, Treasurer
Linda Fitzgerald, Social/Recreation
Peter McKenna, Grounds & Trees

Allan Grandy,
Strataco Management Ltd.

Absent with leave: Peter Endisch, Communications
Hamish Wheatley

CALL TO ORDER:

The meeting was called to order by the Strata Council President, Mr. Chris King, at 7:00 pm.

DELEGATIONS:

The owner of strata lot 361 then addressed the Strata Council with regards to damage to a fence which resulted from the failure of a tree on the common property. The owner reviewed with Council in attendance the circumstances of the failure of the tree and the damage to the fence. It is noted by the owner that the fence had been moved forward onto the Strata Corporation's common property at the time of installation. The owner requested that the Strata Corporation absorb the cost of repairing damage to the fence panels.

After further discussion with the owner, the owner then left the meeting with Council thanking her for attending.

The owner of the daycare then addressed the Strata Council with regards to her interaction with the head lifeguard. The owner reported on the difficulties, which she has encountered concerning the booking of attendants at the pool for preschool classes. The owner noted that a dispute has arisen with the head lifeguard regarding what days were actually booked for their attendance at the pool and that to change the bookings, as she believed they were originally made, would result in potential inconveniences and additional work.

After further discussion with the owner, the owner submitted a letter in confirmation of the points and issues that she has raised. The owner then thanked the Council for listening to her, and left the meeting.

MINUTES OF THE MEETING OF MAY 14, 2009:

It was

MOVED AND SECONDED:

That the minutes of the meeting of May 14, 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 advised that the parking of vehicles on the lawns is not permitted by the bylaws of the Strata Corporation and requested that the custodian include checking on this matter during the routine evening patrols for parking violations.

The President further noted that outdoor fires in fire pits or the like are not permitted on either common property or individual strata lots.

STRATA MANAGER'S REPORT:

1) Finance Report

Financial Statements

The Strata Manager tabled copies of the financial statement for the month of April 2009. The Treasurer reported that he had reviewed the financial statement and recommended its adoption. It was then

MOVED AND SECONDED:

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

MOTION CARRIED

Receivables Report

The Strata Manager reviewed with Council those strata lots having outstanding balances as of the date of the meeting. Subsequent to that 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 of BC.

MOTION CARRIED

It was further

MOVED AND SECONDED:

That foreclosure action be authorized against strata lot 403 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

It was then

MOVED AND SECONDED:

That a lien be authorized against strata lot 465 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

Collections

The Strata Manager tabled for Council's information copies of correspondence as submitted by Kahn Zack Ehrlich Lithwick regarding collection activities involving strata lots 168 and 396.

RBC Dominion Securities

The Strata Manager tabled for Council's information the most recent investment statement received from RBC Dominion Securities regarding the funds held by the Strata Corporation in its contingency reserve fund.

2) Staff Report

Relief and Resident Caretaker Logs

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

Pool Bookings

Discussion then took place with regards to the booking of the pool for use by both preschool and school age children from the nearby schools where the classes are predominantly River Springs Residents. It was agreed that in future the booking for such events would be run through Strataco Management Ltd. as opposed to directly with the head lifeguard.

Council then discussed the scheduling of special events at the pool, and in particular plans to hold a barbecue or ladies night at the pool. It was noted that some confusion has resulted in that any bookings for special events at the facility must be approved by the Strata Council in advance, and that in this case it would appear that some preliminary planning had taken place and events communicated to the public without the Strata Council's prior knowledge or approval.

The head lifeguard has been reminded of the need that Council must approve such activities in future, and adjustments have been made to reschedule and/or cancel Council events that the Strata Council has not approved.

It is noted that a family barbecue is scheduled for August 15, 2009, and not July 1, 2009. The ladies night will be simply a ladies swim event.

The Strata Council has asked for the pool attendants to comment on the turnout for events as they occur.

It was further noted that shortly after the swimming pool opened, an incident occurred at the pool where an individual who was refusing to comply with the swimming pool rules was asked to leave by the lifeguard on duty. The individual in question refused to cooperate and the lifeguard was threatened. The RCMP were called, and the RCMP have handled this matter.

Caretaker Injury

It was noted that the resident caretaker was injured as a result of a problem with the marquee sign and that the marquee sign has been repaired.

3) Completed Items

The Strata Manager advised that since the last meeting of the Strata Council the following items had been completed: pool opening; ordering of T-shirts for life guards; repair to sink tap at corporate house; receipt of quotation from Tomko Sports for replacement of tennis court nets; repair to manhole lid on River Drive by McRae's Tank Service; receipt of pool operation sticker; approval of pool to open by Health Department; receipt of invoice from lake consultant; receipt of invoice for emergency water line repair repairs near strata lot 290; repair to marquee sign hinge; authorization to VVV Services to complete and submit drawings for wall extension behind Colin Place.

Concerning the above, Council reviewed the quotation as submitted by Tomko Sports for replacement of the tennis court nets. After review of the same, it was

MOVED AND SECONDED:

That staff be authorized to order replacement nets from Tomko sports.

MOTION CARRIED

Staff were requested to ask the caretaker to replace the battery in the swimming pool clock.

With regards to the lake consultant's report, it was

MOVED AND SECONDED:

That staff be authorized to pay the invoice as submitted for consulting services received to date.

MOTION CARRIED

With regards to the invoice for emergency water line repairs, it was noted that the failed water line was on the common property of the Strata Corporation. It was

MOVED AND SECONDED:

That staff be authorized to pay the invoice as submitted by Citywide Plumbing for the emergency repairs.

MOTION CARRIED

4) In Progress

The Strata Manager advised that the following items remained in progress: receipt of wall extension quotations after receipt of VVV drawings; lake culvert cleaning – to be discussed; aqua fit; commencement of swim lessons; pool tag distribution; canopy replacement.

Concerning the above, it was noted that the cleaning of the area near the discharge culvert to the lake would be addressed with the Fisheries Department by a member of the Strata Council.

With regards to the discharge chutes from the lake into the downstream area, debris has been periodically blocking the same. This matter would be referred to the Fisheries Department for attention.

With regards to the swimming pool canopy, it was

MOVED AND SECONDED:

That a Council member be authorized to pick up a replacement canopy from Costco.

MOTION CARRIED

With regards to aqua fit, it was noted that the aqua fit program has commenced and at this time, favourable comments have been received regarding the program.

5) Landscaping

Precision Landscaping

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

6) Bylaws

It was noted that a bylaw review meeting would be held on June 18, 2009.

7) Correspondence

The Strata Manager tabled for Council's information copies of correspondence regarding a welcome package; carport enclosure; bylaw infractions.

OTHER BUSINESS:

Gazebo Roof

It was agreed that discussion would take place at the next meeting of the Strata Council regarding the possible replacement of the gazebo roof.

Fence Damage

With regards to the delegation as heard by council earlier in the meeting, members of Council considered the owners comments regarding fence damage at strata lot 361 which resulted from the failure of a tree on the common property. It was noted that there was no known defect or hazardous condition existing in the tree, and therefore the Strata Corporation could not assume responsibility to repair the owner's fence. It was then

MOVED AND SECONDED:

That the owner's request for the Strata Corporation to pay for repairs to the owner's damaged fence as are result of a fallen tree be denied.

MOTION CARRIED

Pool Bookings

With regards to the owner's submission as a delegation earlier in the meeting concerning the issues surrounding the booking of the pool for use by the preschool, staff were requested to thank the owner for their submission and to note that Strataco Management Ltd. will be assuming responsibility for pool bookings of a similar nature in the future.



Council wishes to remind all residents of River Springs that the parking on lawns and landscaped areas is expressly prohibited.



ADJOURNMENT:

There being no further business, the meeting adjourned at 8:38 pm, until Thursday, July 9, 2009, at 7:00 pm in the Recreation Centre.

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