

MINUTES OF THE SPECIAL GENERAL MEETING OF THE OWNERS, STRATA PLAN NW 939, RIVER SPRINGS, HELD ON TUESDAY, JUNE 1, 2010, AT 7:00 PM AT THE RECREATION CENTRE, 1950 LODGE DRIVE, COQUITLAM, BC

CALL TO ORDER:

The meeting was called to order by the Strata Council President, Mr. Darren Berg, at 7:51 pm.

CALLING OF THE ROLL AND CERTIFICATION OF PROXIES:

Mr. Allan Grandy, Strata Manager, advised that subsequent to the calling of the roll and certification of proxies, it had been determined that there were 447 eligible voting members. Quorum consisted of 1/3 of those eligible to vote or 149 voting members. There were currently 23 owners present in person, 8 represented by proxy, for a total of 31 voting members.

As the meeting had not achieved quorum at the scheduled start time, as per the Strata Corporation bylaws, the meeting waited 30 minutes from the scheduled start time, at which time it reconvened with those persons represented in person or by proxy being deemed to be quorum. The meeting was therefore quorated and competent to proceed with the business at hand.

FILING OF PROOF OF NOTICE OF MEETING:

It had been confirmed that the notice of the Special General Meeting had been sent to all registered strata lot owners in accordance with the requirements of the Strata Property Act and the bylaws of the Strata Corporation, stating the date, time, place and purpose of the meeting.

MINUTES OF THE MEETING OF OCTOBER 22, 2009:

It was

MOVED AND SECONDED:

That the minutes of the meeting of October 22, 2009 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 addressed the ownership, noting that things were going well at this time for River Springs. The swimming pool had been opened, and prior to the pool being opened repairs were done to the pool coping stones and an emergency replacement of the small pool heater. The President encouraged owners who wish to communicate with the Strata Council to utilize the website communication tools available, and also noted that in the event of an emergency the ownership contact Strataco Management directly.

NEW BUSINESS:

Gazebo

The proposed $\frac{3}{4}$ vote resolution calling for the replacement of the gazebo was introduced. It was noted that the gazebo is currently in a deteriorated condition and that replacement of the structure is required. The proposed scope of work to replace the gazebo was considered to be an upgrade over the existing structure design, and would hopefully be more vandalism resistant than the existing structure.

An owner then commented that as vandalism has been an issue in the past, it is likely to continue in the future, even if the vandalism is just tagging. Repairs resultant from vandalism and tagging cost money; therefore, the question was should the Strata Corporation actually consider replacing the gazebo at all.

The President noted that a worn structure has been shown to attract vandalism, whereas new well maintained structures suffer less from vandalism. It was pointed out that tagging occurs in various locations, and comparatively speaking is cheap to deal with as tagging can be painted over. The President noted that the gazebo has been used by many parties in the past for weddings and other events, and in more recent years as a result of the condition of the gazebo, this usage has stopped. It was felt that the gazebo is a valuable asset of the Strata Corporation, and therefore worthy of replacement.

It was then

MOVED AND SECONDED:

That:

WHEREAS the Strata Council recommends that the gazebo structure be substantially replaced due to its deteriorated condition; and

WHEREAS the Strata Council recommends that this expense be paid for from the contingency reserve fund; and

WHEREAS the Strata Property Act establishes the manner by which a Strata Corporation may withdraw funds from its contingency reserve fund;

BE IT THEREFORE RESOLVED THAT The Owners, Strata Plan NW 939, hereby authorize the replacement of the gazebo structure beside the recreation centre, with a budget of \$20,000.00 being established for this work. The cost of this work shall be paid for from the contingency reserve fund of the Strata Corporation.

Question was called, and the motion was

CARRIED (20 in favour, 3 opposed)

Tree Repairs/Maintenance

Mr. Neil Wilson of Davey Tree Services was introduced and advised the ownership in attendance on the proposed tree maintenance work. Mr. Wilson noted that he has been an arborist for some 35 years, and is currently a District Manager for Davey Tree Services. Mr. Wilson noted that the pruning of the large evergreen trees cannot be done in such a way so as to completely control their size. Despite pruning the trees will continue to grow. In the past the Strata Corporation has endeavoured to prune trees over a period of time in the form of a cycle; however, the trees have continued to grow. Some trees are creating shade issues, have leaning problems, or have suffered from snow damage in the past and have bad stems which should be addressed. Mr. Wilson noted that Davey Tree Services was asked to prepare a plan to address these issues. The first phase of the plan would be to remove any damaged or potentially hazardous trees. The rest of the trees would be pruned. 21 trees would be scheduled for removal at this time due to their current condition. It was pointed out that in the future it would be Davey's recommendation that the Strata Corporation consider replanting the trees in the open areas after reviewing the final results of the removal and pruning work.

The second part of the proposed work calls for additional tree removal and cleanup of other trees outside of the main evergreen stand.

An owner commented that the trees growing behind her home have essentially become a hedge, and as such she is not able to grow a lawn in her backyard. Mr. Wilson advised that the pruning of the tree removes the existing green foliage on the evergreen trees by approximately

1/3. Should more growth be taken off from the trees, then damage may incur to the tree which defeats the purpose of the work.

It was noted by the Council President that at this time the proposed work is to catch up on tree related issues in this area, and then efforts can be focused to maintain the trees moving forward in time. Mr. Wilson suggested that the trees that will remain will require pruning every one or two years.

In response to a question, it was noted that stump grinding will be done for those trees that are removed.

It was further noted that approval from the City will be required, and that Davey Tree Services can arrange for the same.

In response to an owner's comment, the President noted that the widening of Shaughnessy Street was not in the City's plan. There had been some rumours circulating concerning the same; however, the long term City plan only potentially included the elimination of parking along Shaughnessy, not widening the street.

In response to an owner's question, Mr. Wilson advised that the removal of one of the large evergreen trees does not create a weakened situation for the nearby trees. The greatest risk in Mr. Wilson's opinion is that of snow damage if the tree becomes too large.

In response to an owner's question, Mr. Wilson advised that Davey Tree Services assesses each tree as a whole for safety and hazardous conditions. Pruning and related work done to a tree is done to the tree as a whole, not just from the perspective of one angle of view. It was further noted that the wood salvaged from the removal of the trees has no practical commercial value. Any owners wishing to take some of the wood as the trees are felled for use as firewood are welcomed to do so.

In response to a comment from an owner, Mr. Wilson noted that it would be the Strata Corporation's decision as to whether any replacement trees planted should be of an evergreen or deciduous nature, but did suggest that a review of the area after all of the trees have been attended to should be made before any decisions are being considered on replanting.

Mr. Wilson left the meeting with owners thanking him for attending.

Discussion continued on the tree related issues. It was noted that \$15,000.00 would be utilized from the current operating budget, with the balance of the cost to be paid for from the contingency reserve fund. No discussion has been held by the Strata Council on seeking a special levy to replenish funds to the contingency reserve fund with regard to this matter.

After further discussion, it was

MOVED AND SECONDED:

That:

WHEREAS the Strata Council has received recommendations from an arborist regarding tree maintenance work along Shaughnessy Street that is the responsibility of the Strata Corporation; and

WHEREAS the Strata Council recommends that the arborist's recommendations be accepted and implemented; and

WHEREAS the Strata Council recommends that partial funding of this expense come from the contingency reserve fund; and

WHEREAS the Strata Property Act establishes the manner by which a Strata Corporation may withdraw funds from its contingency reserve fund;

BE IT THEREFORE RESOLVED THAT The Owners, Strata Plan NW 939, hereby authorize and instruct the Strata Council to proceed with the implementation of recommended tree maintenance work, including specific tree removal of the trees along Shaughnessy Street, as per the recommendations of Davey Tree Services. The cost of this work shall be paid for by using \$15,000.00 from the existing tree pruning/repair accounts of the operating budget, and the balance of the costs, approximately \$52,000.00, shall be paid from the contingency reserve fund.

Question was called, and the motion was

CARRIED (30 in favour, 0 opposed)

OTHER BUSINESS:

There was no other business

ADJOURNMENT:

There being no further business, the meeting adjourned at 8:14 pm.

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