

**MINUTES OF THE MEETING OF THE STRATA COUNCIL, STRATA PLAN NW 939,
RIVER SPRINGS, HELD ON THURSDAY, SEPTEMBER 17, 2009, AT 7:00 PM IN
THE RECREATION CENTER, 1950 LODGE DRIVE, COQUITLAM, BC**

Council in attendance: Chris King, President
John Jakse, Vice-President/Grounds & Trees
Jose Lopez, Treasurer
Peter Endisch, Communications
Peter McKenna, Grounds & Trees
Linda Morales, Social/Recreation (arrived at 7:29 pm)
Hamish Wheatley (arrived at 7:52 pm)

Allan Grandy,
Strataco Management Ltd.

CALL TO ORDER:

The meeting was called to order by the Strata Council President, Mr. Chris King, at 7:06 pm.

MINUTES OF THE MEETING OF JULY 9, 2009:

It was

MOVED AND SECONDED:

That the minutes of the meeting of July 9, 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 all matters of concern would come up for discussion during the course of the meeting.

STRATA MANAGER'S REPORT:

1) **Finance Report**

Financial Statements

The Strata Manager tabled the financial statements for the months of June and July 2009. The Treasurer reported that he had reviewed the financial statements and had found them to be in order. It was

MOVED AND SECONDED:

That the financial statements for the months of June and July 2009 be adopted as distributed.

MOTION CARRIED

Receivables Report

The Strata Manager reviewed those strata lots having outstanding balances as of the date of the meeting. Subsequent to this review it was

MOVED AND SECONDED:

That a lien be authorized for placement against strata lot 96 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

2009/2010 Operating Budget

The Strata Manager referred members of Council to the proposed 2009/2010 operating budget as amended at the budget meeting held in August. Council reviewed the proposed budget line-by-line, with several further adjustments being made. During the discussion it was noted that the Strata Corporation will realize an operating fund deficit during the current fiscal year as a result of the unanticipated expenses in dealing with items such as water line ruptures on the property. After further discussion it was

MOVED AND SECONDED:

That the budget deficit resulting from unexpected expenses be cleared by way of the transfer of a corresponding amount from the contingency reserve fund, and the budget for the ensuing fiscal year be amended to reflect this transfer.

MOTION CARRIED UNANIMOUSLY

After further review of the proposed operating budget and amendments contained therein it was

MOVED AND SECONDED:

That the operating budget be ratified as amended and recommended to the ownership at the Annual General Meeting. The proposed operating budget calls for an increase in the monthly strata fees, from \$70.00 to \$73.00 per month per strata lot effective October 1, 2009.

MOTION CARRIED

Collections

The Strata Manager tabled for Council's information correspondence concerning collections activities involving strata lots 168, 385 and 465.

RBC Dominion Securities

The Strata Manager tabled for Council's information copies of the most recent investment statement from RBC Dominion Securities.

2) Staff Report

Head Lifeguard

The Strata Manager confirmed that the head lifeguard's position with the Strata Corporation ended on August 7, 2009.

Pool Closure

It was noted that the swimming pool was scheduled to close for the winter on Sunday, September 13, 2009, at 9:00 pm.

Speeding

The Strata Manager tabled copies of a memo from an owner regarding excessive speeding on Shaughnessy. It was noted that such complaints should be referred directly to the City of Coquitlam.

3) Completed Items

The Strata Manager advised that since the last meeting of the Strata Council the following items had been completed: retaining wall tender submissions; wasp nest removal at north end of Bow Drive; receipt of final invoice from Aecom; authorization to Acura Electric to complete electric meter cabinet repairs at 1228 Bluff Drive; authorization to Citywide Plumbing to repair failed water line at 1228 Bluff Drive; authorization to SJL Construction to complete concrete repairs required as a result of water line repairs at 1228 Bluff Drive; water line repairs on Bluff Way by Citywide Plumbing; replacement of irrigation system timer on Shaughnessy Place by University Sprinklers; posting of notices regarding water shutdowns in the community as a result of water line repairs at various strata lots; receipt of quotation for gazebo roof replacement; installation of new tennis court net.

Council discussed at some length the quotations received from SJL Construction, Total Projects and Horizons Landscaping for the extension of the concrete block wall to the rear of the Colin Place residences, for which funding has been provided in the operating budget. At the conclusion of discussion it was

MOVED AND SECONDED:

That staff be authorized to accept the quotation of SJL Construction and that the scope of work as previously prepared be modified to delete the installation of a garden area on top of the wall.

MOTION CARRIED

As per the budget approval of the ownership, the cost will be paid from the contingency reserve fund.

It was

MOVED AND SECONDED:

That staff be authorized to pay the Aecom bill as final payment to the consultant for review of the lake issues.

MOTION CARRIED

With regard to replacement of the gazebo roof, it was agreed this matter would be tabled for discussion by the incoming Strata Council, with consideration given to alternative roofing options.

4) In Progress

The Strata Manager advised that the following items remained in progress: winterization of irrigation system; pool winterization; review of quotation for pool coping stone repairs.

Council reviewed the submission from Aloha Pools for removal and replacement of the coping stones along with tiles for the scum line of both the main swimming pool and wading pool. After a lengthy discussion on the cost of the repair and the inherent potential extra costs which can result, it was

MOVED AND SECONDED:

That the Strata Council continue to budget to undertake repairs on a yearly basis to the coping stones, as has been done the previous few years.

MOTION CARRIED

5) Landscaping

Precision Landscaping

The Strata Manager tabled for Council's information the maintenance logs submitted by Precision Landscaping since the last Council meeting.

Davey Tree Service

The Strata Manager confirmed that Davey Tree Service has been requested to attend to the emergency falling of a tree behind Flynn Crescent, and also referred Council to a report and quotation submitted by Davey Tree Service on boulevard tree pruning work. It was agreed that at the next meeting of the Strata Council (the first for the Council elected at the Annual General Meeting) a committee will be formed and Davey Tree Service will be requested to meet with the committee concerning boulevard tree issues and maintenance and upkeep of these areas.

6) Insurance

The Strata Manager tabled copies of correspondence to Coastal Insurance Services requesting they adjust the Strata Corporation's policy valuation to reflect the revised appraisal recently received. The policy valuation amendment was confirmed to match that of the Suncorp Valuations report.

7) Correspondence

The Strata Manager tabled for Council's information copies of correspondence regarding welcome packages, parking of vehicles on grass, lawn maintenance, fence installation, NSF payments, and parking on street.

Staff were requested to check on the delivery of a welcome package to a new owner at 1241 River Road.

Council reviewed submissions and comments from owners concerning a request from an owner for permission to install a fence between two strata lots. After consideration of all of the information submitted along with information provided by the owners directly affected, and in light of past decisions of previous Strata Councils over the years (which enable owners to install fencing on property lines between strata lots) it was

MOVED AND SECONDED:

That permission be granted to the owner of strata lot 43 to install a fence along the property line between strata lots 43 and 44.

MOTION CARRIED

8) Annual General Meeting

Council noted that the bylaws to be considered by the ownership at the Annual General Meeting are not yet in a finished form to enable their presentation to the owners. The

agenda for the Annual General Meeting shall include consideration of the minutes of the previous Annual General Meeting, the President's report, the finance report (including the operating budget and CRF transfers to clear the operating deficit), ratification of the insurance policy, and election of the Strata Council.

OTHER BUSINESS:

Halloween

After a brief discussion it was agreed that Council would consult with previous owners who have assisted with the fireworks display for Halloween and make arrangements to prepare for this year's fireworks presentation.

Big Bin Days

It was agreed that big bin days would be scheduled for Saturday, November 14, 2009. Staff will communicate with Maple Leaf Disposal to arrange for the provision of suitable refuse receptacles for that date.

Communication

It was agreed that at the next scheduled Strata Council meeting discussion would take place on emails and how they are controlled and handled.

Family Day

Appreciation was extended to Linda Morales and all those volunteers who assisted in conducting the very successful and much enjoyed family day.

ADJOURNMENT:

There being no further business, the meeting adjourned at 9:36 pm, until the Annual General Meeting, scheduled for Thursday, October 22, 2009, at 7:00 pm in the recreation centre.

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