

**MINUTES OF THE MEETING OF THE STRATA COUNCIL, STRATA PLAN NW 90,
MONTECITO 2000, PHASE II, HELD ON WEDNESDAY, JULY 8, 2009, AT 7:00 PM
IN THE CABANA, CORONADO DRIVE, BURNABY, BC**

Council in attendance:

Chris Albright, Treasurer
Joanne Little, Block Watch Committee
Patti Jukes
Graeme Jahns
Natasha Badger

Allan Grandy,
Strataco Management Ltd.

Absent with leave:

Ray Zimmerman, Vice-President
Tara Sutherland, Block Watch Committee

CALL TO ORDER:

The meeting was called to order by the Strata Manager, Mr. Allan Grandy, at 7:03 pm.

MINUTES OF THE MEETING OF MAY 13, 2009:

It was

MOVED & SECONDED:

That the minutes of the meeting of May 13, 2009 be adopted as distributed.

MOTION CARRIED

BUSINESS ARISING FROM THE MINUTES:

There was no business arising from the minutes.

PRESIDENT'S REPORT:

The Strata Council was saddened to report the recent passing of Monte Chan. Monte had served as the Strata Council's President for the past few years. His contribution to the Strata Council and the community will be missed. On behalf of the Strata Council and all owners of Montecito 2000 Phase II, condolences are extended to the Chan family.

It was then

MOVED AND SECONDED:

That Natasha Badger and Graeme Jahns be nominated to the Strata Council to fill the vacancies on the Strata Council.

MOTION CARRIED

It was noted further that it is the Strata Council's responsibility to elect a President from within its ranks. It was agreed that the filling of the Strata Council President's position would be completed at the next meeting of the Strata Council

**DRAFT
FOR DISCUSSION**

STRATA MANAGER'S REPORT:

1) Finance Report

Financial Statements

The Strata Manager tabled the financial statements for the months of April and May 2009. The Treasurer reported that he had reviewed the financial statements and recommended their adoption. It was then

MOVED AND SECONDED:

That the financial statements for the months of April and May 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. No action was being recommended by staff at this time on any collection matters.

Swimming Pool Repairs

The Strata Manager reported that staff have been appraised by Strata Plan NW 86 that major repairs are required to the plumbing system of the swimming pool. It was noted that water leakage is occurring from the pool, and that investigative work done prior to the opening of the pool is reported to have lead to a conclusion that the underground plumbing system for the pool must be replaced. A budget of \$30,000.00 has been established by Strata Plan NW 86 and they have requested that the three phases which use the swimming pool, Strata Plans NW 86, 90 and 128 each pay their share of the total cost of these repairs.

A lengthy discussion took place concerning this matter as to whether or not Strata Plan NW 90 should call a Special General Meeting to consider this matter before the Annual General Meeting. Some discussion took place regarding the possible timing of the repairs, as it was noted that the repairs were anticipated to be completed at least one month prior to the opening of the pool for the 2010 swimming season, so as to enable full testing of the repairs to ensure that they have resolved the water loss problem. Staff were requested to contact Strata Plan NW 86 to request additional information on quotations received for this work along with the report recommending the same.

It was further noted that Strata Plan NW 86 has recently completed the replacement of the swimming pool boiler and main pool pump for the swimming pool. Once the additional information has been received, the Strata Council can reach its final decision and recommendations on this matter.

2) Staff Report

Indemnity Agreement Summary

The Strata Manager tabled for Council's information the amended Indemnity Agreement summary.

DRAFT
FOR DISCUSSION

Council then reviewed the request of strata lot 58 for permission to install a laminate flooring system. It was then

MOVED AND SECONDED:

That permission be granted to the owner of strata lot 58 to install a laminate flooring system subject to the owner completing and returning to the offices of Strataco Management Ltd. the required Indemnity Agreement as previously established by the Strata Corporation.

MOTION CARRIED

Council then reviewed the submission from the owner of strata lot 34 wherein the owner has requested permission to install a tankless water heater system. The system would require side venting similar in nature to what a high efficiency furnace system would require. After review of the owner's request, it was

MOVED AND SECONDED:

That permission be granted to the owner to install a tankless water heater subject to the owner completing and returning to the offices of Strataco Management Ltd. the required Indemnity Agreement.

MOTION CARRIED

3) Completed Items

The Strata Manager advised that the following items had been completed since the last meeting of the Strata Council: interior suite damage from roof repairs at strata lot 16; receipt of report from ServiceMaster concerning furnace room repairs at strata lot 49; refund of expenses to Council member for Easter party expenses; distribution of swimming pool opening notice; completion of underground crack leakage repair in south courtyard by SJL Construction; light fixture repairs by GEL.

Concerning the above, it was noted that ServiceMaster had been requested to provide an additional report on furnace room repairs at strata lot 49, and that they have been authorized to complete the repairs for this residence. ServiceMaster as well has been requested to contact the owner of strata lot 61 regarding repairs to their furnace room and an interior living room wall.

4) In Progress

The Strata Manager advised that the following items remained in progress: fence gate repair near strata lot 45 by SJL Construction; wall painting at strata lot 27; ant treatment at strata lot 33; deck repairs; furnace room and living room wall repairs at strata lot 61.

Concerning the above, it was noted that Council had during the course of discussions in preparing the budget, which was approved by the ownership at the Annual General Meeting, suggested that the siding at strata lot 27 be painted during the summer of 2009. The Strata Manager noted that while the exterior painting program in the Capital Plan had been pushed back several years, that the overall condition of the siding, stucco, wooden steps, metal steps and railings had deteriorated significantly over the past winter, and that consideration should be given to moving this whole matter forward in time so that it can be completed during the summer of 2010. After some discussion,

Council agreed with this suggestion and staff were requested to bring forth quotations for the repainting of these areas during the 2010 season.

Staff were requested to ask the pest control contractor to install rodent control bait boxes behind strata lots 40 to 45.

Staff were requested to check on a possible concrete repair in the breezeway of strata lots 53 to 71.

5) **Landscaping**

Terra Firma Lawn & Garden Service

The Strata Manager tabled copies of correspondence to Terra Firma Landscaping regarding landscape maintenance concerns, as well as noted a number of discussions held with the contractor regarding concerns for the performance of their staff in discharging their contractual obligations.

It is noted that the contractor has responded to the concerns placing additional staff on site on a regular basis doing additional clean up work. The contractor has affected clean up to many areas of the common property at the time of the Strata Council meeting and has provided his commitment to ensure that this work is fully completed and all work caught up. The contractor has further advised that they will be commencing a summer pruning program shortly.

Council confirmed their observations on the efforts of the contractor and noted that assuming that the contractor fulfills his obligations and completes all work as promised that they would take no further action at this time.

Tree Maintenance

It was noted that staff have not yet received the quotation from the tree maintenance contractor. Council requested that staff continue requesting the contractor to provide the quotation as the Council wished to continue with the same contractor in light of past performance.

6) **Insurance**

Coastal Insurance

The Strata Manager tabled for Council's information copies of correspondence from Coastal Insurance Services regarding the endorsement received adjusting the valuation of the Strata Corporation's insurance policy to match that of the insurance appraisal report as recently submitted by Ocean Province Appraisal Company.

7) **Roofing**

Quality Auditing Institute (QAI)

The Strata Manager tabled copies of the inspection reports as received from QAI with regards to the replacement of the roofs as authorized by Council for the north and south courtyards. At this time, the inspector has reported that the roofs are substantially complete and has authorized payment subject to the standard holdbacks.

DC Roofing, as per the Strata Councils request, has provided an additional quotation for the replacement of two carport roofs. After review of the same, it was

MOVED AND SECONDED:

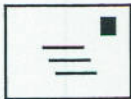
That staff be authorized to accept the proposal of DC Roofing to proceed with the re-roofing of two carports in front of strata lots 2 and 9 experiencing leakage problems.

MOTION CARRIED

Staff were requested to have a contractor check on a carport post at 7398 for possible replacement needs.

8) Correspondence

The Strata Manager tabled for Council's information correspondence regarding window upgrades; carpet repair; payment and insuite repairs; and welcome packages.



Council reminds all owners that Strata Corporation policy requires all communication to Council to be sent via the management office. This will ensure that the correspondence can be dealt with officially by the Strata Council at a duly convened meeting. Thank you for your assistance.

OTHER BUSINESS:

Unauthorized Dumping of Materials in Strata Corporation Dumpsters

Information was then provided on the identity of an individual involved in the unauthorized dumping of materials in the Strata Corporation's refuse receptacle. It was noted that the materials were dumped by a non-resident, and staff were requested to forward correspondence to the non-resident and also to the RCMP regarding this matter.

Storage of Items on Breezeway Deck

Staff were requested to forward correspondence to strata lot 75 regarding the storage of furniture on the upper breezeway deck.

Groundsweeping

Staff were requested to contact Right Choice Property Services regarding observed deficiencies in the groundsweeping program.

Recycling Bins

It was noted that despite previous requests of the City, the Corporation was still awaiting the delivery of additional recycling totes.

Improper Storage

Staff were requested to check on improper storage in parking stall #133.

Electrical Room

Staff were requested to check on a possible repair required to an electrical room door hinge.

ADJOURNMENT:

There being no further business, the meeting adjourned at 8:50 pm, until Wednesday, September 16, 2009, at 7:00 pm in the Coronado Drive Cabana.

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Real estate regulations require a vendor to provide purchasers with copies of minutes. Please retain these minutes as there will be a charge to the owner for replacement copies.

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OTHER BUSINESS:

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Storage of Items on Brezeway Deck
Staff were requested to forward correspondence to strata lot 75 regarding the storage of furniture on the upper brezeway deck.

Groundsweping
Staff were requested to contact Right Choice Property Services regarding observed deficiencies in the groundsweping program.

Recycling Bins
It was noted that despite previous requests of the City, the Corporation was still awaiting the delivery of additional recycling totes.

Improper Storage
Staff were requested to check on improper storage in parking stall #133.

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Staff were requested to check on a possible repair required to an electrical room door hinge.