

MINUTES OF THE MEETING OF THE STRATA COUNCIL, STRATA PLAN NW 90, MONTECITO 2000, PHASE II, HELD ON MONDAY, MARCH 10, 2008, AT 7:00 PM IN THE CABANA, CORONADO DRIVE, BURNABY, BC

Council in attendance:

Monty Chan
Yvette Helliwell
Ray Zimmerman
Patti Jukes
Chris Albright
Joanne Little

Allan Grandy,
Strataco Management Ltd.

Absent with leave:

Tara Sutherland

CALL TO ORDER:

The meeting was called to order at 7:00 pm.

ELECTION OF STRATA COUNCIL EXECUTIVE:

Nominations were called for the position of Strata Council President. Monty Chan was duly nominated, and there being no further nominations was declared elected by acclamation.

Nominations were called for the position of Strata Council Vice-President. Ray Zimmerman was duly nominated, and there being no further nominations was declared elected by acclamation.

Yvette Helliwell was appointed Treasurer.

MINUTES OF THE MEETING OF JANUARY 7, 2008:

It was

MOVED & SECONDED:

That the minutes of the meeting of January 7, 2008 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 he had nothing to report at this time.

STRATA MANAGER'S REPORT:

1) Finance Report

Financial Statements

The Strata Manager tabled the financial statements for the months of December 2007 and January 2008. As the new Treasurer had just been appointed, the financial statements were tabled until the next meeting of Council.

2) Staff Report

Daily Log

The Strata Manager confirmed the distribution of the daily log submitted by the Strata Corporation's grounds patrol officers.

Indemnity Agreement Summary

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

Satellite Dish Bylaw Amendment Request

The Strata Manager tabled copies of correspondence from the owner of strata lot 27, providing information and reasoning behind their request that the Strata Corporation consider a bylaw amendment to allow for the installation of satellite dishes by individual strata lot owners. After reviewing the information provided it was

MOVED AND SECONDED:

That the owner's request that a ¾ resolution be presented at a General Meeting to amend the bylaws to permit the use of satellite dishes be denied.

MOTION CARRIED (5 in favour, 1 abstained)

3) Completed Items

The Strata Manager advised that the following items had been completed since the last meeting of the Strata Council: distribution of Annual General Meeting notice; authorization to Design Roofing to repair drip flashing at strata lot 39; correspondence to City of Burnaby regarding provision of additional recycling totes; downpipe repair at strata lot 9; fence repair at strata lot 45; receipt of roofing quotation for flat roof replacement at strata lots 2/1; balcony resurfacing by Arbutus Vinyl at strata lot 56; installation of drip pan at parking stall "G".

A lengthy discussion took place regarding the possible locations for additional recycling totes. Staff were requested to obtain a costing estimate to create a concrete pad and small roof structure in an area underneath the steps leading to the courtyard beside 7358 Capistrano Drive.

4) In Progress

The Strata Manager advised that the following items remained in progress: Phillips Avenue building pipe theft repairs; step repairs at strata lot 45 by Harmony Restorations; furnace room renovations at strata lots 48 and 63 by Pac West Enterprises; balcony repairs at strata lots 3, 57 and 74; step repair at strata lot 57 by Total Projects.

5) Landscaping

Luis & Paul Landscaping

The Strata Manager tabled copies of correspondence to Luis & Paul Landscaping advising of acceptance of their proposal for landscape maintenance for 2008. It was noted that in light of the decision of the ownership at the Annual General Meeting, the landscaper would be contacted to switch to environmentally friendly pesticides or herbicides.

Davey Tree Service

The Strata Manager tabled copies of a quotation from Davey Tree Service regarding a tree health program.

Al's Tree Service

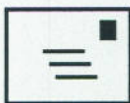
The Strata Manager tabled copies of a report from Al's Tree Service concerning pruning work at 7398 Capistrano. The strata lot owner has reported that she is very satisfied with the pruning work done by the contractor.

6) Insurance

The Strata Manager confirmed and tabled copies of correspondence to support the opening of an insurance claim for the theft of piping from the Phillips Avenue underground parking area. It was noted that due to the cost of replacement piping being less than the applicable deductible, no claim would be possible.

7) Correspondence

The Strata Manager tabled for Council's information copies of correspondence regarding alteration approval; Indemnity Agreement submission; satellite dish removal; insurance on motor vehicle; 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.

8) Special General Meeting

It was confirmed that a Special General Meeting would be held in April as discussed at the Annual General Meeting. The meeting agenda will include adoption of the operating budget for 2008, and the capital plan special levy funding and expenses for the 2008 fiscal year.

OTHER BUSINESS:

South Courtyard

Staff were requested to forward a notice to all residents of the south courtyard regarding the need to put away children's play toys at the end of each day.

Balconies

A lengthy discussion was held regarding a possible change to the bylaws to permit the storage of bicycles and tricycles on patio and balconies. It was

MOVED AND SECONDED:

That a bylaw amendment be presented to the ownership at the Special General Meeting to permit the storage of bicycles and tricycles on patios and balconies.

MOTION CARRIED (5 in favour, 1 opposed)

Landscaping

Staff were requested to ask Luis & Paul Landscaping to remove a dead cedar hedging shrub from behind the Capistrano Drive entrance. The landscaper is also to be requested to thin out the growth of material on the east side of 7398 as this area is becoming a place for kid's activities. Staff were further requested to ask Luis & Paul Landscaping to complete the trimming of the hedge beside 7313 Capistrano.

It was noted that the owner of 7313 had requested that the flowering tree located in front of the residence be removed, either at the Strata Corporation's expense or by the owner. The tree had been planted by a previous owner. It was

MOVED AND SECONDED:

That the owner be permitted to remove the tree, at the owner's expense.

MOTION CARRIED

Asphalt Repairs

It was noted that asphalt repairs deferred from the previous summer would be required this year as small surface areas were continuing to break up.

ADJOURNMENT:

There being no further business, the meeting adjourned at 8:55 pm, until Wednesday, May 7, 2008, at 7:00 pm in the Coronado Drive cabana.

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