

MINUTES OF THE MEETING OF THE STRATA COUNCIL, STRATA PLAN NW 90, MONTECITO 2000, PHASE II, HELD ON WEDNESDAY, SEPTEMBER 16, 2009, AT 7:00 PM IN THE CABANA, CORONADO DRIVE, BURNABY, BC

Council in attendance:

Graeme Jahns, President
Ray Zimmerman, Vice-President
Chris Albright, Treasurer
Tara Sutherland, Block Watch Committee
Patti Jukes
Natasha Badger

Allan Grandy,
Strataco Management Ltd.

Absent with leave:

Joanne Little, Block Watch Committee

CALL TO ORDER:

The meeting was called to order by the Strata Council Vice-President, Mr. Ray Zimmerman, at 7:05 pm.

MINUTES OF THE MEETING OF JULY 8, 2009:

It was

MOVED & SECONDED:

That the minutes of the meeting of July 8, 2009 be adopted as distributed.

MOTION CARRIED

BUSINESS ARISING FROM THE MINUTES:

There was no business arising from the minutes.

PRESIDENT'S REPORT:

As per discussions held at the previous meeting of the Strata Council, nominations were called for the position of Strata Council President. Graeme Jahns was duly nominated, and there being no further nominations, was declared elected by acclamation.

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. No action was recommended by staff on any collection matters other than those actions already initiated by the Strata Council.

2) Staff Report

Indemnity Agreement Summary

The Strata Manager tabled for Council's information the amended Indemnity Agreement summary, noting changes that had occurred since the previous Council meeting.

Request for Permission to Rent

Council reviewed the request from the owner of strata lot 2 for permission to rent the strata lot. The reasons for the owner's request were discussed at some length, after which it was

MOVED AND SECONDED:

That the owner's request for a variance to the rental restriction limit, to enable them to rent the strata lot for two years, be denied based on the information provided by the owner.

MOTION CARRIED UNANIMOUSLY

3) Completed Items

The Strata Manager advised that the following items had been completed since the last meeting of the Strata Council: receipt of report and quotation for breezeway ceiling repairs from Total Projects; post repair at strata lot 37; downpipes checked by DC Roofing on newly installed roofs; authorization to Abell Pest Control to install rodent bait traps behind 7301 – 7311; electrical door repair at Phillips Avenue building by SJL Construction; wasp nest treatment at strata lot 5 by Abell Pest Control; authorization to DC Roofing to complete replacement of carport roofs at strata lots 2 and 9; correspondence to NW 86 requesting information concerning cabana expenses; correspondence to Right Choice Property Services regarding concerns pertaining to groundsweeping services; correspondence to RCMP regarding unauthorized dumping of debris in Strata Corporation's refuse receptacles by a non-resident; authorization to Master Painters & Decorators Association to bring forward tenders for repainting of project in following year; correspondence to individual caught dumping materials in the Strata Corporation's receptacles.

Council reviewed the report and quotation from Total Projects with regard to repairs to deteriorated sections of Q-deck in the Phillips Avenue building. After discussion it was

MOVED AND SECONDED:

That staff be authorized to accept the quotation from Total Projects and to request they undertake the breezeway ceiling repairs at their earliest opportunity.

MOTION CARRIED

With respect to correspondence to Strata Plan NW 86, Council noted that they had not yet received the information requested in support of NW 86's request for additional funds for pool related repairs and cabana repairs. It was further noted that the swimming pool was closed after Labour Day instead of the normal September 30th closure date, and that no notice was provided concerning this early closure. Staff were requested to forward correspondence to NW 86 regarding these issues.

4) **In Progress**

The Strata Manager advised that the following items remained in progress: balcony deck repairs by Arbutus Vinyl; receipt of exterior painting quotations; carport roof replacement at two carports by DC Roofing; water damage repairs at strata lot 61.

It was noted that attempts have been made to arrange for interior water damage repairs at a strata lot, without success. Staff were requested to forward correspondence to the owner concerning this matter, so that hopefully a satisfactory arrangement can be made for completion of water damage repairs.

5) **Landscaping**

Tree Pruning

The Strata Manager tabled a memo from the owner of strata lot 34 requesting tree pruning in the vicinity of the strata lot. Council noted that the tree does indeed require pruning and Al's Tree Service should be requested to attend.

Terra Firma Lawn & Garden Service

The Strata Manager tabled copies of correspondence to Terra Firma regarding landscape maintenance concerns and noted the additional discussions held with the contractor regarding inadequate service. The landscape contractor has brought additional staff members to the site in recent weeks to catch up on landscape maintenance work; however, significant concerns exist for the uneven performance and the overall quality of service provided by the contractor. It was agreed by Council that correspondence would again be forwarded to Terra Firma concerning these matters and that staff would be requested to forward tender requests to various landscape maintenance contractors for the 2010 growing season.

Al's Tree Service

The Strata Manager tabled copies of a report and quotation from Al's Tree Service regarding various tree maintenance issues on site. After review of the submission it was

MOVED AND SECONDED:

That staff be authorized to accept the quotation from Al's Tree Service to complete repairs as outlined in the report, and that the contractor be further requested to attend to the pruning back of a large tree adjacent to 7323.

MOTION CARRIED

6) **Correspondence**

The Strata Manager tabled for Council's information correspondence regarding welcome packages; noise disturbance; window replacement; authorization to install vent for furnace and tankless water heater; use of supplemental parking stall; approval for flooring change; Indemnity Agreement submission; window installation; improper storage on the common property.

Council reviewed correspondence received concerning a noise related complaint involving strata lot 33. It was noted that more recently the situation has been resolved inasmuch as the windows to the strata lot are being kept closed and no further noise complaints are being received. Council reviewed correspondence from the owner disputing the accusations of excessive noise emanating from the strata lot. After some discussion it was

MOVED AND SECONDED:

That a \$25.00 fine assessed against strata lot 33 for a noise violation be upheld and that the owner be so advised.

MOTION CARRIED

Council reviewed correspondence to and from the owner of strata lot 33 with regard to the assignment of a supplemental parking stall by a previous owner to a new owner. The Strata Council noted that the supplemental parking stalls do not belong nor are they assigned to specific strata lots, as per the bylaws of the Strata Corporation. The Strata Corporation has had a long history and long-standing policy that should the user of a supplemental parking stall move from the complex or sell their strata lot, the supplemental parking stall goes to the next person on the wait list. Individuals assigned use of supplemental parking stalls do not have the ability to reassign usage of the stalls to other parties. Staff were requested to forward correspondence to the owner concerning this matter.



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:

Parking Stall Storage

Staff were requested to forward correspondence to the user of underground parking stall #133 regarding the storage of kitchen cabinets in the stall.

Recycling Toters

Staff were requested to again contact the City of Burnaby regarding the ordering of additional recycling toters.

ADJOURNMENT:

There being no further business, the meeting adjourned at 8:21 pm, until Wednesday, November 18, 2009, at 7:00 pm in the Coronado Drive cabana.

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