

STRATA PLAN NW 58 - COUNCIL MEETING MINUTES
"SIMON FRASER VILLAGE"
GANYMEDE DRIVE, GANYMEDE PLACE, ORION PLACE, BURNABY, B.C.

Held: Monday August 25, 2008 at 6:45 p.m.
In the Village Daycare, 3290 Ganymede Drive, Burnaby, B.C.

PRESENT:	Dianne Hui	President	420-6517
	Sandra Preston	Vice President	421-8499
	Katherine Roffel	Secretary	420-4541
	Lucas Matsuda		
REGRETS:	Kay Jasinski		421-2201
	Francyne Marumo		420-0260
MANAGING AGENT:	Mike Burton, Strata Agent, Ascent Real Estate Management Corporation		

CALL TO ORDER

The meeting was called to order at 6:45 p.m. by council president, Dianne Hui.

APPROVAL OF MINUTES

In the previous minutes dated July 28, 2008 under item 5 in guest business, the contractor referred to should be WestStar and not Vallarta Services as minuted. There being no further errors or omissions noted it was **MOVED** and **SECONDED** to approve the minutes of the council meeting dated July 28, 2008 subject to the above amendment. **MOTION CARRIED.**

GUEST BUSINESS

- 3237 Ganymede Drive:** The owner of 3237 Ganymede Drive expressed concerns regarding the gardeners. It was recommended that before the annual contract is renewed a comprehensive scope of work be drawn up to be included in the landscape contract.
- 3377 Ganymede Drive:** The owner has collected a sample of the vermiculite insulation and will submit the sample for testing to check for the presence of asbestos.
- 3250 Ganymede Drive:** The owner of 3250 Ganymede Drive informed council that the water had been turned off to a number of units without warning to the owners. The water was turned off by another owner carrying out renovations. Since the water had been turned off the water pressure to the other units has not been restored completely. The strata agent will contact the owner who turned the water off to verify that all valves have been opened completely. The strata agent will also check on the letter regarding bathroom renovations which were approved at the council meeting held on June 26, 2008.

FINANCIAL REPORT:

- Financial Statements:** The financial statements for July 2008 were presented. Approval was deferred until the next meeting to allow sufficient time for the treasurer to review the figures and contact Ascent's accounting department.
- Accounts Receivable:** The accounts receivables were discussed and the strata agent will follow up on all outstanding accounts.

BUSINESS ARISING:

1. **Cement Pathway Repairs:** Sandra Preston will contact Trassolini contracting regarding the quote for the cement pathway repairs.
2. **Roof Inspections:** The strata agent will contact DC Roofing to obtain dates for the outstanding repairs.
3. **Dispute:** The strata agent was directed to instruct the lawyer representing the strata corporation to proceed with his recommendations.

CORRESPONDENCE

1. **3206 Ganymede Drive:** A letter was received from the owner of 3206 Ganymede Drive requesting that the gutters be cleaned. The strata agent was directed to contact Over the Top Cleaners and arrange for the gutters throughout the complex to be cleaned.
2. **3357 Ganymede Drive:** The owner of 3357 Ganymede Drive submitted a request to erect a free standing structure in his back yard and to construct a deck in the front yard. The requests were approved and the strata agent will write to the owner accordingly.
3. **8909 Orion Place:** The owner of 8909 Orion Place requested that the gutters be cleaned. This will be done as part of the complete cleaning of gutter to be done by Over the Top Cleaners.

NEW BUSINESS

1. **New Management Company:** The service agreement contract with Ascent Real Estate Management Corporation terminates at the end of August. As from September 1st, 2008 the new management company will be Bayside Property Services Ltd., Suite 100 6400 Roberts Street, Burnaby, BC, V5G 4C9. The next strata agent will be Sandra Idema who can be contacted at (604) 629-8760 or via e-mail at sidema@baysideproperty.com.
2. **Scottish Line Painting:** This item was tabled until the next meeting. The strata agent will contact Scottish Line Painting and forward the information on to Bayside Properties.
3. **Ashton Plumbing:** The strata agent will contact Ashton Plumbing to establish the whereabouts of the hoses that were purchased for the temporary water connections at Orion Place.
4. **Repair Letters:** The strata agent was directed to send letters to two owners regarding fence repairs and painting.

ADJOURNMENT

There being no further business the meeting was adjourned at 8:00 p.m.

NEXT MEETING:

The dates for the upcoming meetings will be arranged with the new strata agent.

Ascent Real Estate Management Corporation
Managing Agents
On Behalf of Owners' Strata Plan NW 58

Mike Burton
Strata Agent

MB/jb

After Hours Emergency Line: (604) 293-2459
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When you sell your property, you may be requested to produce at least two years of strata council meeting minutes. Therefore, it is recommended to properly file and retain the entire year's strata records. Service charges apply to obtain additional copies of the strata meeting minutes from the managing agency.

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