

**MINUTES OF COUNCIL MEETING  
STRATA CORPORATION NW 58  
"SIMON FRASER VILLAGE"**

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Held: Tuesday, February 3<sup>rd</sup>, 2009 at 6:30 PM in the Village Daycare, 3290 Ganymede Drive, Burnaby, BC

Present: Dianne Hui President 604.420.6517  
Darryl Franta Vice President 604.420.4442  
Francyne Marumo Treasurer 604.420.0260  
Sandra Preston 604.421.8499

Regrets: Kay Jasinski Secretary 604.421.2201  
Luke Matsuda Hall Rental 604.420.9318

Agent: Sandra Idema Bayside Property Services Ltd.

**CALL TO ORDER**

Dianne Hui called the Meeting to order at 6:30 PM.

**MINUTES OF PREVIOUS MEETING**

Council unanimously approved the Minutes of the Council Meeting held January 6<sup>th</sup>, 2009.

**GUEST BUSINESS**

**3237 Ganymede Drive:** The Owner reviewed with Council their ongoing concerns related to parking at the complex. There are a number of repeat offenders that are blatantly ignoring the bylaws. **Council will be discussing the procedures, but advises that any Owners/Residents that are double parked will have their vehicle towed immediately without further notice.**

**FINANCIAL REPORTS**

1. **Monthly Reports:** The Financial Reports for November and December 2008 were unanimously approved by Council.

2. **Accounts Receivable:** Liens have been registered against the title to some Strata Lots due to unpaid maintenance fees. **Owners are reminded that accounts must be kept up to date. Failure to do so may result in liens being registered against the title to your Strata Lot.**

**MAINTENANCE FEES ARE DUE ON THE 1<sup>ST</sup> DAY OF EACH MONTH.**

**BUSINESS ARISING FROM THE MINUTES**

1. **Cement Pathway Repairs:** Quotes are now being obtained for the required repairs.

2. Roof/Unit Inspections: Council discussed at length the issues with the roof. The Property Manager will be contacting QAI and Milano to try to obtain copies of any reports and/or project information in order that an appropriate plan of action can be determined. Council is aware that a number of Owners are having issues and noted that these will be addressed, as required. A roof consultant has been on site and has provided a quote to inspect the roofs, and to report on any deficiencies and/or maintenance issues. The cost of this is quite expensive and therefore Council would first like to try to see what can be done via QAI and the roofers that originally completed the work.
3. Water Main Break: Repairs are pending depending on access to the unit, as noted below.
4. Exterior Repairs: Milano Construction has completed work at 3340 GD and, due to access issues, no work could be done at 3338 GD. The Property Manager has discussed with a lawyer the options for access. The lawyer has advised that a date should be set with a contractor to obtain access. The Owner will then be notified of this date and time, and the Property Manager, a Council member and contractor will all be present on this date at the appointed time. Should the Owner fail to provide access on this date and time, they will be advised that a request for forced entry will be put to the courts, with all costs being charged back to the Strata Lot account.
5. Trees: Any trees that were deemed dangerous have been dealt with and all others will be dealt with as part of the spring pruning. **Owners/Residents, please note that if you have a tree you would like the arborist to look at, please contact the Property Manager by February 22<sup>nd</sup>, 2009.** Council has also requested that the Property Manager obtain a quote from a company other than Davey Tree for comparison purposes.
6. Insurance Claims: The claim relating to the person who drove into the side of another unit has now been completed, and the deductible has been charged back to the Owner who hit the building. The two other claims for the daycare and water damage are still in progress.
7. Parking: Council discussed at length the situation at the complex with residents who are parking illegally, not displaying valid insurance, and double parking. **Residents are advised that, as per the bylaws, double parked vehicles will be towed immediately and only one warning will be given to other violators, and then the vehicle will be towed.** Council was provided with a list of reported offenders and has directed the Property Manager to send bylaw complaint letters to the appropriate units.
8. 8924 GP: The consultant was on site to inspect the basement and has made recommendations to inject the cracks. The repairs will be organized with the contractor and Owner of the unit.
9. 3237 GD: The Owners had reported water in the basement; this was attended to by Westar Contracting and the matter has been resolved.

### NEW BUSINESS

1. Landscape Contract: Gardun Landscaping has advised that they will not be renewing the contract for the 2009 season. Council has directed the Property Manager to obtain quotes as soon as possible for their review.

2. **Gutters:** Council has directed the Property Manager to obtain quotes for possible gutter replacement. It was discussed whether or not to clean the gutters again, but it was noted that a lot of the problems come from debris on the roofs. Quotes will be obtained for Council's consideration.

### CORRESPONDENCE

Council reviewed correspondence from the following units:

- 8940 Orion Place requesting permission to install a bathroom in the basement; the Owner must ensure they obtain all the proper permits, etc., before Council can approve the request.
- 8933 Orion Place regarding water in the basement; this has already been directed to the handyman.
- 3341 Ganymede Drive regarding roof ventilation issues; this will be addressed with all the roofing concerns.
- 8952 Orion Place regarding installation of cable with Shaw.
- 8924 Ganymede Place regarding previous concerns over tree roots; this will be directed to the second arborist for their opinion.

There being no further business to discuss, the Meeting was terminated at 8:40 PM on a motion by the Council President.

**Owners/Residents are reminded that they are responsible to pick up after their pets in all areas of the Common Property. Dog feces must be cleaned up immediately.**

### EMERGENCIES

For after hours, holiday, or weekend emergencies, **DO NOT** call the Property Manager's direct line or send an e-mail. **You need to call 604.432.7774** if you are calling regarding anything that cannot wait until the next business day.

**The next Council Meeting has been scheduled for Tuesday, March 3<sup>rd</sup>, 2009 at 6:30 PM at the Village Daycare.**

  
Sandra Idema, Property Manager

**BAYSIDE PROPERTY SERVICES LTD.**

Sperling Plaza, Suite 100 - 6400 Roberts Street, Burnaby, BC V5G 4C9

**Direct: 604.629.8760**

Office: 604.432.7774 (24 hours - after office hours, emergencies only please)

Fax: 604.430.2698

Email: [sidema@baysideproperty.com](mailto:sidema@baysideproperty.com)

**\*\*Recent revisions to the Real Estate Regulations require a vendor to provide purchasers with copies of minutes. Please retain these minutes provided to you, at no cost, as replacement minutes will be subject to payment of a fee.**