

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

Held: Monday July 28, 2008 at 6:45 p.m.
In the Village Daycare, 3290 Ganymede Drive, Burnaby, B.C.

PRESENT:	Dianne Hui	President	420-6517
	Francyne Marumo	Treasurer	420-0260
	Kay Jasinski		421-2201
	Lucas Matsuda		
REGRETS:	Katherine Roffel	Secretary	420-4541
	Sandra Preston	Vice President	421-8499
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

There being no errors or omissions noted it was **MOVED** and **SECONDED** to approve the minutes of the council meeting dated June 30, 2008 as distributed. **MOTION CARRIED.**

GUEST BUSINESS

- 3246 Ganymede Drive:** The owner of 3246 Ganymede Drive addressed council and requested more information and details of complaints regarding the installation of his new deck and painting of his 4x4 rail fence. The owner stated that the new deck is not attached to the building and expressed concerns that other units had similar repairs and painting to their fences. Members of council will meet with the owner on site to inspect the deck and other issues. The owner was informed by council that when new rail fences were put in a number of years ago, the decision was made that these would no longer be painted. Council will replace the old rail fence, which was not accessible when the other fence was replaced, due to a large amount of plantings.
- 3237 Ganymede Drive:** The owner of 3237 Ganymede Drive again expressed concerns regarding the gardeners. Branches are not being trimmed properly and the owner is concerned that the grounds are becoming more bedraggled every week. The landscapers are not blowing leaves, pinecones twigs and grass cuttings and removing the debris from site. Council will address these issues with the landscapers.
- 3377 Ganymede Drive:** The roof inspection revealed the presence of vermiculite insulation in this unit. The owner will have the vermiculite tested for the presence of asbestos and submit the bill to council for payment. Once the report has been received a decision will be made on the removal of the insulation.
- 8950 Ganymede Place:** The owner of 8950 Ganymede Place requested a time frame for Scottish Line Painters to return to site and complete the line painting. Most of the lines painted earlier this year have already come off. The strata agent will follow up with Scottish Line Painters.
- 8909 Orion Place:** The owner of 8909 Orion Place requested council to install hand rails at his entrance similar to those installed previously at other units. The strata agent will instruct Vallarta Services to proceed with the installation as soon as possible.

FINANCIAL REPORT:

1. **Financial Statements:** The financial statements for June 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.
2. **Accounts Receivable:** The accounts receivables were discussed and the strata agent will follow up on all outstanding accounts.

BUSINESS ARISING:

1. **Cement Pathway Repairs:** The strata agent will contact Trassolini contracting regarding the quote for the cement pathway repairs.
2. **Roof Inspections:** The roof inspections have been carried out by DC Roofing. A representative of DC Roofing will contact the owners concerned to arrange for any repairs required.
3. **Garbage Enclosure:** The garbage enclosure has been completed and painted and there is nothing further to report on this matter.
4. **New Water Main – Orion Place:** The new water main at Orion Place has been completed and all units are now connected. Council will instruct the gardeners to apply grass seeding to the affected area.
5. **Dispute:** The strata agent was directed to instruct the lawyer representing the strata corporation to write to the owner concerned regarding the letter presented to council.

CORRESPONDENCE

1. **8905 Orion Place:** The new owners of 8905 Orion Place have requested permission to install a soft tub. Council discussed the issue and has several concerns regarding electricity connections, the volume of water involved and subsequent drainage implications. More details are required and council recommends the owners move in to the unit and then apply for permission to install the soft tub.
2. **8902 Orion Place:** The owner of 8902 Orion Place has requested permission to install a free standing sun awning. Council has reviewed the request and permission has been granted subject to the awning not being higher than the top of the patio door and the owner completing an assumption of liability form.
3. **3246 Ganymede Drive:** Council will instruct the handyman to carry out the repairs required at 3246 Ganymede Drive. Council will also investigate the owner's list of concerns.
4. **8924 Ganymede Place:** The owner of 8924 Ganymede Place requested permission to install a deck at his unit. Permission has been granted on the condition that the deck is within the standard parameters and is not attached to the building. The owner will also be required to complete an assumption of liability form.

NEW BUSINESS

1. **Insurance Renewal:** Due to termination of the management contract with Ascent Real Estate Management Corporation, NW 58, will no longer benefit as members of the Ascent Master Policy. The strata agent presented a quote from CMW for renewal outside of the Master Policy for council's review. Council has received a second quote from Coastal Insurance and will advise the strata agent accordingly.
2. **3210 Ganymede Drive:** The owner of 3210 Ganymede Drive reported the presence of mould on the bedroom ceiling. This will be included on the list to be attended to by DC Roofing.
3. **3310 Ganymede Drive:** A vent has been installed at 3310 Ganymede Drive without council's permission. A letter will be sent to the owner requesting that the vent be painted white and an assumption of liability form

be completed. A discussion ensued concerning the wide variety of vents being installed and owners are reminded that all vent installations require prior approval by council and must be white or brown in colour.

ADJOURNMENT

There being no further business the meeting was adjourned at 8:25 p.m.

NEXT MEETING:

The dates for the upcoming meetings are as follows:

August 25th 2008
September 29th 2008
October 27th 2008
November 24th 2008
AGM to be held in February 2009

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
Email: mburton@ascentpm.com

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.

*Ascent Real Estate Management Corporation 2176 Willingdon Avenue, Burnaby, BC V5C 5Z9
Phone: 431-1800 Fax 431-1818 E-Mail: ascent@ascentpm.com Web-Site: www.ascentpm.com*