

Strata Plan NW58-Council Meeting Minutes
"Simon Fraser Village"
Ganymede Drive, Ganymede Place and Orion Place

Held on Monday June 30th, 2008 at 6:45 p.m.
in the Village Daycare, 3290 Ganymede Drive, Burnaby, BC

Present:

Dianne Hui	President	604 420 6517
Sandra Preston	Vice President	604 421 8499
Katherine Roffel	Secretary	604 420 4541
Francyne Marumo	Treasurer	604 420 0260
Kay Jasinski		604 421 2201

N.B. There was no managing agent present from Ascent Real Estate Management Corporation due to the company designating this a long weekend.

Call to Order

Council president called the meeting to order at 6:45 p.m.

Approval of Minutes of May 26th, 2008 meeting

There being no errors or omissions noted it was moved and seconded to approve the minutes of the council meeting dated may 26, 2008 as distributed.

MOTION CARRIED

Guest Business

3237: The owner was querying the placement of a satellite dish that had been brought to council's attention before. She also questioned some of the practices of the gardeners. Council will follow up with the gardeners.

Financials

Motion to approve April's financial statements Proposed Francyne
Seconded Sandra

MOTION CARRIED

May Financials:

Deferred pending queries

Accounts Receivable:

Council reviewed communication that has been sent to several owners.

Some owners have received letters of default that do not appear to be warranted. If this is the case, council is requesting that these owners be sent letters of apology. Council is also requesting that a lien be reversed. Council president will communicate details to the strata agent.

Owners have reported that messages left with the accounting department have not been returned.

Business Arising

1. **Cement Pathways Repairs:** Transollini will be asked to quote for both blacktop and cement repairs as alternatives. A quote has not yet been received from Galaxy Paving
2. **8902 O.P.:** Council reviewed correspondence to this unit with regard to fence and awning. It was noted that the fence height has been reduced, the awning removed but the posts are still in place.
3. **Roof Concerns:** Council has compiled a list of roof concerns. DC Roofing was approached and has requested to meet with the property manager on site on July 10th to go through this list.
4. **Garbage Enclosures and Shed Doors:** The garbage enclosures are in process and we are eagerly awaiting shed doors. Council has concerns about the fence paneling of the enclosures and will ask for cross braces to be added.

Correspondence

1. **8926 and 8928 Ganymede Place:** A request was received to construct a deck between the two properties. Permission was given subject to assumption of liability etc.
2. **8918 G.P.:** Permission was given to level backyard.
3. **3340 G.D.:** Council will request to see a mold report for this address.
4. **8925 O.P.:** Council is awaiting information from management with regard to this address as they wish to see both the report and quote.
5. **8924 O.P.:** Correspondence was received with regards to a tree in a neighbour's garden that is causing problems with the shed/deck. A recent report by Davey Tree recognizes that at some time in the future the tree will need to be removed because it will become too large; however, at the moment the tree is healthy and it is council's policy not to remove healthy trees.
6. **Daycare:** A letter was received from Daycare with regards to vandalism to the playhouse roof. Although council is sympathetic to this problem,

they feel they cannot be held responsible for costs of repairs as set out in the assumption of liability form previously signed.

OWNERS ARE URGED TO ENSURE THAT THEIR CHILDREN ARE SUPERVISED WHEN PLAYING IN THE DAYCARE PLAYGROUND AREA.

7. **3204 G.D.** : Permission was given to replace patio door and windows subject to completion of assumption of liability form.
8. **8902 G.P.:** Permission was given to install new windows etc and a vent for a kitchen stove subject to completion of assumption of liability.
9. **3251 G.D.:** Permission was given to install a freestanding deck in the backyard and to landscape their front yard as described in submitted plans. This not to exceed beyond the sidewall of the unit. The owner must sign assumptions of liability for these projects.

New Business

1. **Resignation of council member**
Donna Mortensen has resigned her position on strata council. Lucas Matsuda has been invited to fill her position and will take on the responsibility of hall rental.
2. **New Water Main-Orion Place**
This is in progress.
3. **Termination of Management Contract.**
As of August 31st, Ascent will cease to act as property managers for Simon Fraser Village. We will be entering into a contract with Bayside.
4. **Additional Council Meeting**
Minutes of Special Council Meeting held on June 12, 2008
at 6:15 p.m. in the Preschool
Present: Dianne Hui, Sandra Preston, Kathy Roffel, Francyne Marumo, Kay Jasinski
Absent: Donna Mortensen (Recused)

Council met to discuss communication they had received since the May meeting and felt needed their attention before the June meeting as two council members and other residents are named in the correspondence. Council considers this issue to be an interpersonal dispute that the parties involved have been encouraged to resolve. One of the parties involved is a member of strata council and it has been made clear to this person that she acts as an individual and in no way do her actions represent those of council as a whole. The council member involved has recused herself from discussion related to this issue.

We believe that council has acted in good faith by encouraging the two parties to sort out their differences and has offered suggestions as to how this goal might be achieved. Council does not feel it is their role to enter into interpersonal disputes between neighbours.

5. Handyman List

These items are new or ongoing

8908 GP	Downspout needs attaching
Urban Trail	Entrance fences need to be removed
8928 OP	wood baseboards around base of tree need to be removed downspout in front needs attention
8946 GP	outside tap needs to be fixed
shed doors	wooden doors preferred
8938 GP	loose gutter in rear
3256 GD	gutter in front needs attention
3329 GD	water pooling and flowing from front gutters, downspout towards unit
8902 OP	Need to check holes in building
3237 GD	back gutter needs cleaning
3241 GD	front gutter needs cleaning
3236 GD	4X4 rail fence needs to be reattached
Parking spot #10	concrete stop needs to be placed back

6. Outstanding Issues

Line Painting

Insurance concerns about wood burning stove

Obtaining additional recycling bins

Lock boxes

Rodents at 3250 G.D.

7. **Fences and Painting Deficiencies:** Owners who received notices are respectfully requested to paint and make repairs as outlined. Paint is available from council members.

8. **Comments, Questions, Disputes:**

COUNCIL MEMBERS ARE RESIDENTS OF THIS COMPLEX AND AS SUCH HAVE THE RIGHT TO PEACEFUL ENJOYMENT OF THEIR UNITS. OWNERS AND RESIDENTS ARE ASKED TO DIRECT THEIR COMMENTS, QUESTIONS AND DISPUTES TO COUNCIL THROUGH MANAGEMENT; WRITE A LETTER AND PLACE IT IN A COUNCIL MEMBER'S MAILBOX; OR ATTEND A MEETING. PLEASE DO NOT KNOCK ON OUR DOOR OR STOP US IN THE COMPLEX TO DISCUSS COUNCIL BUSINESS OR COMPLAIN.

Adjournment

There being no further business the meeting was adjourned at 8:50 p.m.

Next meeting

July 28th, 2008

Please retain these minutes as you may be required to produce them should you wish to sell your property.

