

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

Held: Tuesday, May 5th, 2009 at 6:30 PM in the Village Daycare, 3290 Ganymede Drive, Burnaby, BC

Present:	Dianne Hui	President	604.420.6517
	Luke Matsuda	Hall Rental	604.420.9318
	Kay Jasinski	Secretary	604.421.2201
	Sandra Preston		604.421.8499

Regrets:	Darryl Franta	Vice President	604.420.4442
	Francyne Marumo	Treasurer	604.420.0260

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 April 7th, 2009.

GUEST BUSINESS

3237 Ganymede Drive: The Owner reviewed with Council issues related to parking concerns, a garden that was being put in against the bylaws, Cherry tree pruning by their unit, and how the gardeners are dealing with the use of a leaf blower as it appears that debris is just getting blown all over and not being picked up.

3377 Ganymede Drive: The Owner updated Council on a recent break-in that occurred on May 2nd where three bags of pop bottles were stolen from a patio.

FINANCIAL REPORTS

1. **Monthly Reports:** The Financial Report for March 2009 was unanimously approved by Council. (The Treasurer had previously provided approval of the report via email.)

2. **Accounts Receivable:** Liens have been registered against the title to some Strata Lots due to unpaid maintenance fees. Three Owners in more extensive arrears, which already have liens registered, will be sent letters advising them that forced sale proceedings will begin. **Owners are reminded that accounts must be kept up to date. Failure to do so may result in a lien being registered against the title to your Strata Lot.**

MAINTENANCE FEES ARE DUE ON THE 1ST DAY OF EACH MONTH.

3. Draft Audited Financial Statements: The draft Audited Financial Statements were signed by Council.

BUSINESS ARISING FROM THE MINUTES

1. Cement Pathway Repairs: Westar Restorations will begin work shortly on the repairs. An additional quote was provided for an area on the roadway that has been badly damaged by tree roots; Council approved this work.
2. Roof/Unit Inspections: John Taylor has now been reviewing the files. The consultant will meet with the Property Manager on May 7th to review the files and finalize the scope of work, and determine the units to be inspected.
3. Water Main Break: It is anticipated that the repair work will begin within the next week. Letters to the residents have been sent regarding the work and what needs to be done in preparation for the contractors.
4. Landscaping/Trees: The Property Manager met with the arborist and landscaper and discussed the issues with various trees at the complex. There are a number of trees that are considered hazardous and are causing damage to pathways and possibly foundations. The focus of the work will be to remove the trees that the City of Burnaby approves of, as well as heavy trimming around the complex to keep trees away from roof lines, gutters and siding. The arborist has quoted for four days work at \$1,600.00 per day plus dump fees. Council has approved this expense and work will take place as soon as the City of Burnaby arborist approves of the removals and other plans that the arborist puts forward.
5. Insurance Claims: Ongoing.
6. Gutter/Siding Cleaning: Men in Kilts have started cleaning as of May 4th. Owners will be notified in advance of when the siding will be cleaned in their area in order that they can close their windows during that time. Men in Kilts will be performing minor repairs during the gutter cleaning; the handyman will not be requested to repair any further gutters until they have been cleaned.
7. Line Painting: One quote has been received; two more are pending.
8. Patio Specifications: Council will look more closely at the patios and determine how to direct Owners on this matter.

UNIT ISSUES

1. 3338/3340 Ganymede Drive Repairs: The invoice for the work done at Unit 3340 was received in the amount of \$8,783.25, which Council approved for payment.

2. 8929 Orion Place: Contact information has been provided to Ashton for the other unit that requires inspection; Council is awaiting Ashton's investigation of the workmanship issues that have now been raised.

NEW BUSINESS

1. Gutter Replacement: Precision Gutters provided a quote for gutter replacement. This item will be brought to the Owners for approval at a General Meeting if Council determines that it should be further considered. Additional quotes are being obtained.
2. Zoning Notification: The City of Burnaby issued a letter to all the Owners regarding a possible change in zoning in the neighbouring park.

Bylaw Infractions

8946 Orion Place: The Owner has now lowered the satellite dish. Council feels that, as the Owner has attempted to comply with the spirit of the bylaw, the matter is now concluded.

Two Owners responded to parking violations and have assured Council that they will no longer park in visitor stalls.

CORRESPONDENCE

Council reviewed correspondence from the following units:

- 3278 Ganymede Drive requesting permission to replace windows and to obtain a copy of the recent Financial Reports, and expressing concerns over the gardening.
- 3344 Ganymede Drive addressing parking and gutter issues.
- 8907 Orion Place requesting permission to replace windows.
- 3315/3317 Ganymede Drive requesting permission to replace the fencing at the units.
- 8946 Orion Place requesting permission to repair their back fence.
- An Owner requesting a Council Hearing for a bylaw complaint letter they had received.
- 3216 Ganymede Drive requesting approval for various renovations, some of which were approved and others were not.
- 3329 Ganymede Drive regarding an overflowing gutter and a repair to a tap at the back of their unit.
- 8920 Orion Place requesting permission to replace their back fence.
- 3338 Ganymede Drive regarding the work that would be taking place in their unit for the water main repairs.

The Property Manager was directed to respond to the Owners as required.

There being no further business to discuss, the Meeting was terminated at 7:57 PM on a motion by the Council President.

EMERGENCIES

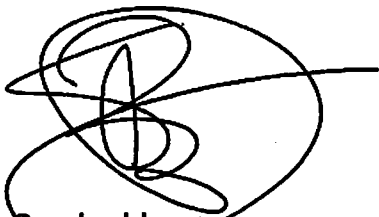
For after hours, holiday, or weekend emergencies, **DO NOT** call the Property Manager's direct line or send an e-mail. You need to call **604.432.7774** if you are calling regarding anything that cannot wait until the next business day.

Unwanted Appliance and Furniture Pick Up

You may contact the City of Burnaby @ **604.294.7210** to arrange for pick ups.

For appliances – call for same day pick up and for furniture call 24 hours prior to pick-up.

The next Council Meeting has been scheduled for Tuesday, June 2nd, 2009 at 6:30 PM at the Village Daycare.



Sandra Idema
Property Manager

BAYSIDE PROPERTY SERVICES LTD.

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****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.**