

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

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

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

<b>Regrets:</b>	Luke Matsuda	Hall Rental	604.420.9318
	Kay Jasinski	Secretary	604.421.2201

**Agent:** Sandra Idema                      Bayside Property Services Ltd.

**CALL TO ORDER**

Diane Hui called the Meeting to order at 6:35 PM.

**MINUTES OF PREVIOUS MEETING**

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

**GUEST BUSINESS**

**3276 Ganymede Drive:** The Owner expressed concern over the issue that, despite the petition that had been circulated and provided to Council to bring back ASA Landscaping, Council still selected another gardening contractor. It was clarified that, at the last Council Meeting, a vote was taken to award the contract to Dunn's Landscaping, which was approved with 4 in favour and 1 opposed. The Owner expressed great concern that the Owners of the complex were not being heard. Council advised the Owner that there had been previous concerns regarding ASA, and Council felt that going back to them would not be the best decision moving forward. In addition, it was noted that a landscaping liaison would be requested to help monitor the work more closely. Council member, Sandra Preston, has agreed to be the point person to help with the situation. Council took the petition very seriously and discussed it at great length; the decision was not made easily. It is hoped that the new gardeners will be given an opportunity to provide quality services.

**3237 Ganymede Drive:** The Owner reiterated her concern over the gardening choice.

**3377 Ganymede Drive:** The Owner followed up on the issue of the grounding for the electrical in the meter rooms. Council member, Darryl Franta, will be investigating this on behalf of Council.

### **FINANCIAL REPORTS**

1. **Monthly Reports:** It was moved, seconded (Marumo/Preston) and carried, to approve the Financial Report for September 2009.
2. **Accounts Receivable:** There continues to be Owners in arrears. **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 1<sup>ST</sup> DAY OF EACH MONTH.**

### **BUSINESS ARISING FROM THE MINUTES**

1. **Roof/Unit Inspections:** The consultant has provided a preliminary report on the findings to date. There are additional units to be inspected; it is anticipated that a plan will be in place by early 2010 to resolve any immediate concerns.
2. **Landscaping:** As noted under Guest Business, the issue of the landscaper was further discussed. Sandra Preston will be the landscape liaison with assistance from Sue Smith.

**Please note: If you have enclosed your backyard, it will not be mowed by the gardeners; it is your responsibility to maintain this area. Landscapers only mow open areas, they will not enter fenced areas.**

3. **Gutters:** Repairs are consistently being undertaken. A quote from Gutter Filter has been received to do one block, and a quote on the cages is also being obtained for comparison.
4. **Daycare/Preschool Issues:** Some clarification requests have been sent to the lawyer for comment in regard to this matter.

**GARBAGE: When the bins are out on the street for pick-up, do not throw your bags of garbage on the ground. Wait for the bins to be returned; it is not the responsibility of Council to pick this garbage up.**

### **NEW BUSINESS**

1. **Annual General Meeting & Budget:** Council reviewed a draft budget and some changes were made to the allocation of expenses for the upcoming year. There is no proposed increase in maintenance fees as some longer term plans for the complex are being considered and those costs will be assembled in the New Year.
2. **Dryer Vent Screens:** A concern has been raised over the installation of the screens and that they are blocking the lint; this will be discussed with the contractor.

**UNIT ISSUES**

1. Water Main Replacement Ganymede Drive: Work has been completed; there are some minor deficiencies to be corrected.
2. 3260 Ganymede Drive: Repairs have been completed.
3. 3250/3252 Ganymede Drive: The smell is now gone so Ashton did not have to attend. Residents should pour water down the drain if they detect odors.
4. 3206 Ganymede Drive: Emergency repairs were required. The watermain on this block likely requires replacement; a quote from Ashton is pending.
5. 3267 Ganymede Drive: The main electrical breaker required replacement in the meter room.
6. 3264 Ganymede Drive: The small fence between the path and this block of units has fallen down; the handyman will be contacted for repairs.
7. 8904 Orion Place: A roof leak has been reported; Milano Construction has been contacted to attend.

**CORRESPONDENCE**

Council reviewed correspondence from the following units and the Property Manager was directed to respond as required.

- 8909 OP regarding a pine tree and gutters overflowing; the gutters will be attended to and the pine tree will be brought to the gardener's attention.
- 3346 GD regarding the repairs that took place in the block of units and access issues. Council directed the Property Manager to respond to the Owner.
- 3254 GD requesting permission to rent their unit, which was approved.
- 3236 GD requesting permission to install a stove vent exhaust, which was approved.
- 3332 GD regarding a broken downspout, which will be addressed.
- 3315 GD requesting permission to rent their unit, which was approved.
- 3241 GD regarding a drain pipe that has been disconnected, which will be addressed.
- 3308 GD regarding the vinyl at the back of their unit lifting, which will be given to the handyman for repair.

There being no further business to discuss, the Meeting was terminated at 8:30 PM on a motion by the Council President.

**EMERGENCIES**

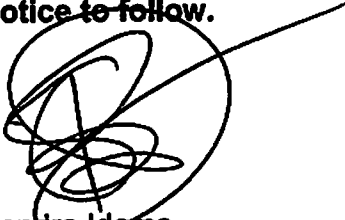
For after hours, holiday, or weekend emergencies, **DO NOT** call the Property Manager's direct line or send an e-mail. You need to call **604.432.7774** if you are calling regarding anything that cannot wait until the next business day.

**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 hrs prior to pick-up.**

**The next meeting will be the Annual General Meeting, which has been tentatively scheduled for Monday, December 7<sup>th</sup>, 2009 at 6:30 PM at the Village Daycare; formal Notice to follow.**



Sandra Idema  
Property Manager

**BAYSIDE PROPERTY SERVICES LTD.**

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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.**