

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

Held: Wednesday, October 1st, 2008 at 6:30 PM in the Village Daycare, 3290 Ganymede Drive, Burnaby, BC

Present:	Dianne Hui	President	604.420.6517
	Sandra Preston	Vice President	604.421.8499
	Francyne Marumo	Treasurer	604.420.0260
	Katherine Roffel	Secretary	604.420.4541
	Lucas Matsuda	Hall Rental	
	Kay Jasinski		604.421.2201

Two Owners attended the meeting as observers.

Agent: Sandra Idema Bayside Property Services Ltd.

CALL TO ORDER

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

ORDER OF BUSINESS:

Owners should note that, in an effort to streamline the Council Meetings, if you wish to attend a Council Meeting to discuss an issue or concern you will need to forward your request to the Property Manager at least three business days prior to the meeting. There will no longer be an open session at the beginning of each meeting. Correspondence for discussion should be sent to the Property Manager directly; you will find the contact information on the last page of these Minutes.

MINUTES OF PREVIOUS MEETING

Council unanimously approved the Minutes of the Council Meeting held August 25th, 2008.

FINANCIAL REPORTS

1. Monthly Reports: Tabled.

2. Accounts Receivable: There are a number of Owners that have not yet sent in paperwork to Bayside, the new property management company. If you haven't already, please do so as soon as possible. **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 1ST DAY OF EACH MONTH.

3. Invoice: An invoice from Davey Tree in the amount of \$1,491.00 was approved for payment; this was for the removal of fallen tree branches.

BUSINESS ARISING FROM THE MINUTES

1. **Cement Pathway Repairs:** The contractor, Trassolini, has been contacted and they advised that they cannot do anything until a detailed list is provided to them from Council. Dianne Hui will conduct a walk around to determine the areas of priority. Council directed the Property Manager to contact other companies to obtain quotations for comparison.
2. **Roof Inspections:** The Property Manager will contact DC roofing to determine the status of repairs, and to make the appropriate arrangements to have this work completed.
3. **Dispute:** A letter was sent to a number of Owners to see if they would participate in mediation with the lawyer; the Owners have until October 3rd to respond.

NEW BUSINESS

1. **Water Main Break:** The water main at 3338 Ganymede Drive broke. The cost to change the main to exterior lines with shut offs is quite a bit higher than the previous work that was done. The Property Manager has been directed to obtain a second quote for Council's review.
2. **Tree Policy:** Council will be reviewing the policy regarding trees and removals for Owners' consideration at the Annual General Meeting.
3. **3312 Ganymede Drive:** Davey Tree was requested to inspect the tree by this unit as there was a concern the tree is diseased and the Owner may have an allergy related to the problem. It was determined that the tree has powdery mildew, which is very common for this type of tree. The tree can either be thinned, which should help, treated or removed, but it is very expensive to treat. Council has requested the Property Manager to obtain pricing for the available options.
4. **Daycare Issues:** The daycare has requested permission to change the flooring due to a request from their licensing department; this was approved by Council.
5. **Daycare Vandalism:** Recently, the daycare roof was vandalized. Black tar was painted on the walls of the roof and poured down the roof vents, and other items were shoved down the heater vents. An insurance claim has been initiated for the vandalism, and a police report was filed. Council has requested that the Property Manager investigate the possibility of installing some form of fencing around the roof in order to prevent people from gaining access.
6. **Preschool Windows:** The preschool has requested that the plexiglass panels on the windows be removed and that the windows are properly washed. Council has directed the Property Manager to have the handyman attend to this.
7. **Locked Gate:** Council directed the Property Manager to request that the daycare not lock the gate entrance.

8. **Hall Rental:** Council discussed an addendum to the lease for the daycare in that the Daycare would be able to rent the hall one night per year at no additional charge. The Property Manager will prepare an addendum and forward it to the daycare for signing.

CORRESPONDENCE

Council reviewed correspondence from the following units:

- 8928 Ganymede Place: Regarding parking, donations of a tree and shrub, and sidewalk repairs. The Property Manager will advise the Owner that they cannot change the parking stall, but attempts will be made to deal with the tree; the gardener will be advised of the donation of the tree and shrub, and the sidewalk repairs are being attended to.
- 3267 Ganymede Drive: Regarding the hook up of their bathroom vent; the handyman has been directed to attend to this.
- 3280 Ganymede Drive: Requesting to rent out their unit, which was approved, and to trim trees by their area; this will be requested of the gardeners.
- 8918 Orion Place: Requesting approval of a satellite dish in accordance with the bylaws; Council approved this request.
- 3333 Ganymede Drive: Requesting approval to build a shed in accordance with the bylaws; Council approved this request.
- 8930 Ganymede Place: Regarding various matters, including the front lawn, siding, gutters, and mould. These items will be addressed by the Property Manager with the handyman and gardeners, as required.
- 3365 Ganymede Drive: Commenting that they find the new garden service wonderful.

GUEST BUSINESS

3338 Ganymede Drive: The Owner of the unit arrived to the meeting at this time to present Council with two letters; one from herself and one from her neighbor, at 3340 Ganymede Drive, regarding ongoing concerns with their units. Council reviewed the two letters and has directed the Property Manager to make arrangements to have Milano Construction attend to the reported problems.

There being no further business to discuss, the Meeting was terminated at 8:03 PM on a motion by the Council President. **The next Council Meeting has been scheduled for Tuesday, November 4th, 2008 at 6:30 PM at the Village Daycare.**


Sandra Sidema, Property Manager

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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.**