

**IMPORTANT INFORMATION** Please have this translated

**RENSEIGNEMENTS IMPORTANTS** Prière de les faire traduire

**INFORMACIÓN IMPORTANTE** Busque alguien que le traduzca

**CHỈ DẪN QUAN TRỌNG** Xin nhờ người dịch hộ

**重要資料** 請找人為你翻譯

これはたいせつなお知らせです。どなたかに日本語に訳してもらってください。

**알려드립니다** 이것을 번역해 주십시오

**ਗੁਰੀ ਜਾਣਕਾਰੀ** ਕਿਰਪਾ ਕਰਕੇ ਕਿਸੇ ਕੋਲੋਂ ਇਸ ਦਾ ਉਲਟਾ ਕਰਵਾਓ

**STRATA COUNCIL MEETING MINUTES  
STRATA PLAN BCS 907 – VILLA JARDIN**

**DATE HELD:** TUESDAY, NOVEMBER 30, 2010  
**LOCATION:** LIBRARY, VILLA JARDIN,  
6833 STATION HILL DRIVE,  
BURNABY, BRITISH COLUMBIA  
**CALL TO ORDER:** 7:00 P.M.

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**Council in Attendance:**

Erna Krische	#2201	PRESIDENT
Dean Denis	#701	VICE PRESIDENT
Yuefei (Eric) Xu	#801	TREASURER
Gene Chiang	#802	
Dmitry Itskovich	#1003	
Selina Collins	#408	
Logan Yau	#1005	

**Also in Attendance:** Linda MacSeafraidh, Stratawest Management Ltd.

(1) **CALL TO ORDER**  
The Meeting was called to order at 7:05 p.m. by Strata Council President, Erna Krische.

(2) **PREVIOUS MINUTES**  
It was,

**MOVED AND SECONDED (Collins/Denis)**  
To approve the minutes of the meeting held October 19, 2010 as previously circulated.

**CARRIED UNANIMOUSLY**

(3) **REPAIR PROJECT**

a) **Project Update:**  
The repair project is winding down for the winter months. There will be a site meeting on Wednesday, December 8, 2010. A full update on the status of the project will be provided at the meeting. The project is on budget.

b) **Arrears:**  
Several strata lots have not yet forwarded funds for the special levy. Strata Council discussed the options and provided direction on action to be taken.

c) **Interior Water Damage Repairs:**  
On the night of the Annual General Meeting, water entered three units. Initially, a fire sprinkler line was suspected. Upon further investigation, it appears the issue results from the work that was being carried out. The invoices incurred were forwarded to JLK, and JLK was requested to carryout the remaining repairs to the units. Subsequently, JLK advised that the issue was Crown Roofing's responsibility, as they had not sealed the area properly. Crown Roofing has filed an insurance claim.

It is hoped that Crown Roofing's insurance provider will assign an adjuster as soon as possible. Management will work with the companies to speed up the process where possible.

(4) **CARETAKER REPORT**

Strata Council reviewed the report submitted by the Caretaker and provided direction where needed. Strata Council accepted the report.

(5) **UNFINISHED BUSINESS**

a) **Elevator Repair Scheduling:**

The motor will be replaced in the freight elevator in January 2011. A final date has not yet been confirmed.

b) **Irrigation System:**

Repairs to the irrigation system will be carried out in the spring.

c) **No Trespassing Signs:**

No trespassing signs have been installed.

d) **Additional Cleaning:**

Strata Council approved the cost to engage janitorial services for an additional eight hours per week at the last meeting, as the Caretaker's time was being taken up by requirements of the remediation project. Now that the remediation project is winding down for the winter, these additional hours were cancelled until further notice.

e) **Landscaping Quotes:**

Three quotes for landscaping were received. Strata Council reviewed the quotes in detail and decided to proceed with Customized Property Services Ltd.

(6) **FINANCIAL REPORT**

a) **Financial Statements**

Strata Council Treasurer Eric Xu reviewed the financial statements for September 30, 2010 and October 31, 2010. After questions were asked and answered it was,

**MOVED AND SECONDED (Xu/Chiang)**

To accept the financial statements up to and including October 31, 2010. Strata Council requested that Management look into the mortgage and any possible pre-payment option.

(7) **CORRESPONDENCE**

Strata Council reviewed correspondence received and provided direction in issuing responses.

(8) **COMMITTEE REPORTS**

a) **Gardening Committee:**

The action recommended by the Gardening Committee is noted above in changing landscape contractors.

b) **Security Committee:**

Councilor Gene Chiang expressed concern over the delay in the re-installation of railings in certain units. Council President Erna Krische will bring the matter up with the contractors.

c) **Maintenance Committee:**

A question on how best to deal with the ponds during freezing weather was raised. RDH Building Engineering will be required to provide their opinion at the next site meeting.

(9) **NEW BUSINESS**

a) **Common Area Utility Costs:**

Owners, residents, and occupants are advised that the Strata Corporation is not equipped to provide electricity for electric vehicle recharging.

b) **Earthquake Insurance:**

It was noted at the Annual General Meeting that the deductible for earthquake insurance is 10%. In the event of an earthquake, that would result in a significant expense. Owners are advised that additional insurance is available from their private insurers to cover this earthquake deductible. Strata Council encourages all owners to seek such insurance.

c) **Bicycle Storage:**

The bicycle storage area is full. However, it was noted by an owner at the Annual General Meeting that some of the bicycles do not appear to be used. Strata Council will arrange for owners to identify the bicycles that are currently being used and for removal of those that are not identified. This will be carried out after the remediation project is completed.

(10) **ADJOURNMENT**

There being no further business, the meeting adjourned at 8:45 p.m. The next meeting will be January 25, 2011.

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**STRATAWEST MANAGEMENT LTD.**

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