

**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 ਉਲੰਘਾ ਕਰਵਾਓ

## **STRATA COUNCIL REPORT STRATA PLAN BCS 907 – VILLA JARDIN**

**DATE HELD:** TUESDAY, APRIL 26, 2011  
**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	
Selina Collins	#408	

**Regrets:**

Dmitry Itskovich	#1003
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**

There being no errors or omissions, it was

**MOVED AND SECONDED (Denis/Collins)**

To approve the Minutes of the Strata Council Meeting held March 29, 2011 as previously circulated.

**CARRIED UNANIMOUSLY**

**(3) REPAIR PROJECT**

**a) Project Update**

The original project is nearing completion. Outstanding items are being completed. Floor-by-floor inspections are now being carried out. More investigation is required into the northeast corner. A swing stage will be installed to carry out this investigation.

**b) Arrears**

All Special Levy funds have been paid. The Strata Lot Owner in arrears has submitted outstanding funds to the Strata Corporation. Another Owner has recently entered into arrears and will be contacted.

**c) In Suite Repairs**

Final settlement has been reached on outstanding repairs to a suite damaged as a result of a deck not being waterproofed properly.

**d) Blind and Window Concerns**

RDH Building Engineering concluded that the blinds are an Owner's responsibility to deal with. They agreed to ensure that the window was secured properly, once the Owner removes the blinds.

e) **Insuite Humidity Issues**

RDH Building Engineering advised that the cause of interior water staining resulted from excess humidity. RDH recommended that the Strata Corporation consider installing fans with timers that cannot be tampered with as excess humidity within units has exacerbated certain building problems. The matter will be investigated.

**Owners, residents and occupants are advised they must run the fans within their unit in order to ensure that condensation does not build up, causing damage to the unit and exterior wall enclosures.**

(4) **CARETAKER REPORT**

Strata Council reviewed the report submitted by the Caretaker and accepted same.

Owners, residents and occupants are advised that police have requested that residents report any drug activity directly to the caretaker if not an emergency, or call 911 if you feel threatened in any way. The Burnaby RCMP has advised they are attempting to reduce the illicit drug dealing in the neighbourhood.

(5) **UNFINISHED BUSINESS**

a) **Generator**

After concerns were raised about the quality of work being carried out by Finning, Simson Maxwell was requested to quote on servicing the generator. The quote is slightly higher than Finning's cost, however the work is expected to be done in a more professional manner. It was,

**MOVED AND SECONDED (Denis/Collins)**

To cancel the contract with Finning and move the generator service contract to Simson Maxwell.

**CARRIED UNANIMOUSLY**

b) **Fire Safety Inspection**

All the repairs from the fire safety inspection have been completed.

c) **Parking Garage – Repairs & Cleaning**

Parking garage cleaning continues to be on hold while the repair project is completed.

d) **Earthquake Preparedness**

Please see the attached Notice from the Insurance provider regarding the best steps to take for preparing for an earthquake. The Strata Corporation is aware of the risks and will be locating the various gas and water shut-offs. Please note that gas is only to be shut off in the event a gas leak is identified by smell as there will not be service providers available to turn it back on.

Management advised there is a type of equipment that shuts off the gas in the event of an earthquake. Initial models of this device were sensitive to vibrations caused by heavy trucks and other such issues. However, the newer versions have much more sophisticated functions. Strata Council requested that quotes be obtained.

e) **Paving Stone**

The paving stone work will be deferred until after the end of the repair project.

(6) **FINANCIAL REPORT**

a) **Financial Statements**

Strata Council Treasurer, Eric Xu reviewed the Financial Statements for the months of February and March 2011. There being no concerns, it was

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

To approve the Financial Statements for the months of February and March 2011 as prepared by Stratawest Management Ltd.

**CARRIED UNANIMOUSLY**

(7) **CORRESPONDENCE**

Correspondence issued and received on behalf of the Strata Corporation was reviewed and accepted.

(8) **COMMITTEE REPORTS**

a) **Security Committee**

Security Committee Liaison, Gene Chiang reported that there have been numerous break-ins in the neighbourhood. Owners, residents and occupants are encouraged to be vigilant in not letting anyone in and reporting any suspicious activity to the police.

b) **Bylaw Committee**

Owners are reminded of the following Strata Corporation Bylaws:

Bylaw 37.1 which states: "The showing of property for sale is to be by appointment only. There are to be no open houses."

Bylaw 37.2 which states: "There shall be no real estate signs posted on any part of the Strata property."

Bylaw 37.3 which states: "There shall be no real estate lock boxes placed on any part of the strata property"

**Please be advised that fines will be levied against Owners accounts if open houses are held, signs or lock boxes are placed anywhere on the Strata Corporation property.**

(9) **NEW BUSINESS**

a) **Burnaby Now**

An Owner expressed an interest in having Burnaby Now delivered. The Owner stated he would be willing to ensure that he would be available on delivery days so the paper could be brought in, in a timely manner. Strata Council agreed to the newspaper delivery provided the Owner continues to assist with ensuring a tidy delivery.

(10) **ADJOURNMENT**

There being no further business, it was

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

To adjourn the meeting at 8:10 p.m.

**CARRIED UNANIMOUSLY**

The next meeting will be held Tuesday May 31, 2011.

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May 2, 2011

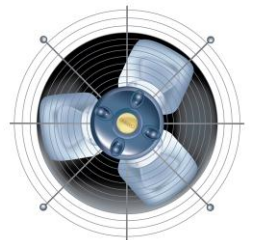
**NOTICE TO OWNER(S)/RESIDENT(S)  
STRATA PLAN BCS 907 – VILLA JARDIN  
6833 STATION HILL DRIVE  
BURNABY, B.C.**

Dear Owner(s)/Resident(s):

**RE: HUMIDITY IN UNITS  
STRATA PLAN BCS 907 – VILLA JARDIN**

Council is in receipt of complaints of moisture/condensation on windows in various units.

Please be advised you must turn on your bathroom fan during any showers or baths and should remain on for approximately 15 – 20 minutes after to ensure that the moisture is removed from your suite.



Taking steps to avoid condensation on windows will prolong the life of windows and framework and building envelope conditions.

Thank you  
STRATAWEST MANAGEMENT LTD.