

IMPORTANT INFORMATION Please have this translated

重要資料 請找人為你翻譯

RENSEIGNEMENTS IMPORTANTS Prière de les faire traduire

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。

INFORMACIÓN IMPORTANTE Busque alguien que le traduzca

알려드립니다 이것을 번역해 주십시오

CHỈ DẪN QUAN TRỌNG Xin nhờ người dịch hộ

ਗੁਰੀ ਜਾਣਕਾਰੀ ਕਿਰਪਾ ਕਰਕੇ ਕਿਸੇ ਕੋਲੋਂ ਇਸ ਦਾ ਉਲਟਾ ਕਰਵਾਓ

**STRATA COUNCIL MEETING, OCTOBER 25, 2006, 7:00 PM
RIVERS REACH, STRATA PLAN LMS 4512**

OUTLOOK LOUNGE, 5700 ANDREWS ROAD, RICHMOND, BC



Present:	Joe Rutherford	President	113
	Barbara Borthwick	Vice President	229
	Colin Jaques	Secretary	230
	Kristy Murao	Chair, Social Committee	210
	Sharon Galloway		402
Regrets:	Anna Nachbar		328
Agent:	Ben Larsson	Interlink Realty Corporation	

A. OWNER'S FORUM

Owner of Suite 323 attended to elaborate on the floor covering in her suite. Council was provided by various documentation confirming that a previous Strata Council had approved the installation of hardwood flooring. Council thanked Owner for attending and explained that notwithstanding the prior installation approval; the Bylaws state 60% of the hardwood flooring area needs to be covered with area carpets. Council advised Owner that if the Strata Corporation received another complaint about the noise the installation of area rugs to cover 60% of the floor area would be required.

B. CALL TO ORDER

The meeting was called to order by Joe Rutherford, President, at 7:00 PM.

C. APPROVAL OF AGENDA

It was **MOVED** and **SECONDED** to accept the Agenda as presented.
The Motion was **CARRIED**.

D. ADOPTION OF PREVIOUS MINUTES

It was **MOVED** and **SECONDED** to adopt the minutes of the September 27, 2006 Strata Council Meetings as distributed by Interlink Realty Corporation.
The Motion was **CARRIED**.

E. UNFINISHED BUSINESS

1. **Front Entrance Sign** - Barbara Borthwick confirmed the installation of the new sign for Rivers Reach. The feedback from the owners is that the sign has been very well received with many accolades accruing to **Barbara Borthwick** for her efforts in initiating

and completing this project.

2. **Agency Amending Agreement** - It was **MOVED** and **SECONDED** to accept the Agreement as presented. Document had been reviewed with Kristy Murao and Joe Rutherford to sign on behalf of the Strata Corporation during the course of the Council Meeting.

The Motion was **CARRIED**.

3. **Visitors Parking** - Visitors parking was discussed briefly with no problems reported. Owners are advised that in the event they see a vehicle utilizing a visitor's parking stall on a regular basis they are to complete a Bylaw Violation Form available from the racks in the mailbox lobby area and deposit same in the Strata Council Mailbox.
4. **Door painting** – Kristy Murao will contact the Owner to pass on the painters contact numbers in an effort to complete the required work. Agent will also follow up with the Painter with reference to suite 204 that was painted the wrong color.

F. AGENT'S REPORT

1. Correspondence

A number of pieces of correspondence had been received and Council directed the Property Manager to act on information or respond to same appropriately. Specific correspondence was as follows:

- a. Further to previous correspondence from St Paul Guarantee Insurance Company to the effect that the water penetration into the parkade is not covered under the Warranty Program Agent confirmed having requested Spratt Emanuel Engineering to provide a more descriptive review of the parkade scenario. In this regard Spratt Emanuel will provide a supporting letter to be forwarded to St Paul Guarantee Insurance Company confirming there is active water penetration in a number of locations.
- b. An Owner in suite 111 requested to be placed on the waiting list for rental status. All 8 rental positions are currently filled but should a Tenant move out the owner of 111 will be give a 90 day approval to rent her suite.
- c. Another correspondence requested some modifications to Common Area Landscaping. Council believed the ideas suggested were reasonable and directed the Agent to obtain a quote from NuGreen to make the modifications.
- d. Agent confirmed having reported what appeared to be a minor roof leak into a suite. Complaint is now being reviewed by St Paul Guarantee Insurance Company.

2. Administration

Litigation - Property Agent reviewed the ongoing action by Campbell, Froh May & Rice. Presently the exchange of documents is being undertaken. The Defendants, previous management company and their staff are now being represented by the Lawyers for the Real Estate Errors and Omissions Insurance Corporation.

3. Receivables

Property Agent reviewed the Receivables Report and indicated that follow-up procedures are in place for delinquent Owners in order to recover the Strata Corporation's maintenance fees.

4. Rental Report

Property Agent reviewed the Rental Report, noting that the Rivers Reach Bylaws allow 8 rental suites. Presently 8 suites are rented. Owners wishing to rent their suite should contact the Property Agent in writing to be placed on the Waiting List.

G. COMMITTEE REPORTS

1. Finance Committee

It was **MOVED** and **SECONDED** to accept the Financial Statements for September 2006 as presented. The Motion was **CARRIED**.

Agent was directed to look at investing some of the surplus CRF monies into short term financial instruments. Agent will report to Council at next Council meeting.

2. Landscaping Committee

As all residents may know by this time Rivers Reach recently won first place in the City of Richmond's, 14th Annual Garden Contest in the Residential Apartment Complex Category. In this regard Council, on behalf of the Strata Corporation, would like to thank all volunteers that helped and especially, **Alicia Prata, Barb Borthwick and Sheila McCarthy** for all their diligent and award winning work.

3. Maintenance Committee

- a. A plan to verify all previously distributed key fobs is still contemplated by Council for implementation this year.
- b. Agent will contact a contractor to attend and replace all light bulbs and tubes in the Outlook lounge.
- c. Exterior lights that are burnt out are being tagged by Council for the monthly replacement program by talon Contracting
- d. The South Elevator continues to malfunction and Richmond Elevator technicians are attending on each and every occasion. Situation is being monitored closely.

4. Social Committee

Kristy Murao confirmed plans are being finalized for a coffee and croissant morning. This would be an opportunity for the Owners to meet one Saturday or Sunday morning in the Outlook Lounge to meet their neighbours and the Strata Council.

5. Waterways Committee, Liaison

Larry Pamer has replaced John Boudreau, as the Liaison to the Waterways Committee, was unavailable for a report.

H. ADJOURNMENT

There being no further business the meeting was adjourned at 8:45 PM.

The next Council Meeting is scheduled for November 29, 2006.

NOTICES

Parking Passes

Residents are reminded that there are no Visitors Parking Passes for Rivers Reach. If you have a previously distributed photo-copied Visitors Pass, please discard same as it is not valid nor will it prevent a vehicle from being towed. As per the Bylaws for Rivers Reach, Residents must park in their assigned stalls. All Residents are reminded that the Visitors parking stalls are only for Visitors to the building.

In the event a Resident has an overnight guest, please leave a time dated note on the dashboard of the Visitor's vehicle in the Visitors Stall indicating Resident's name, suite and telephone number.

Communication from Residents

Residents are reminded that the Strata Council Mailbox is there for them to use. Please feel free to fill in a form (located on the wall next to the mailboxes) and submit the request, complaint, problem, etc. Council will review same and pass on to Interlink as required.

Web Page Condominium News

WPCN is a website dedicated to providing an on-line solution for the distribution and viewing of strata corporation records. Enjoy immediate access to Minutes, Reports, Budgets, Bylaws and more! Discuss ongoing strata activities in the Owners' Forum.

All Rivers Reach Owners have access to this secure site. To obtain a password, enter the website www.wpcn.com, select Sign Up, enter the information requested and click Send Request. A password will be emailed to you.

Contact Information - Interlink Realty Corporation

All Owners are reminded that Strata Payments must be mailed or delivered to the Interlink Realty Corporation office. Please note that Interlink staff does not pick up correspondence, requests for repair or maintenance or any payments on site.

Please address any correspondence to:

Strata Plan LMS4512, Rivers Reach
c/o Interlink Realty Corporation
200 – 5771 No. 3 Road
Richmond, BC V6X 2C9
Tel: (604) 271-3888 Fax: (604) 275-2578

IMPORTANT NOTICE The minutes are a permanent record of the affairs of your Strata Corporation and should be kept in a safe location. Replacement copies will only be provided at your expense and in accordance with the Strata Property Act.