

**STRATA PLAN LMS 4512, RIVER'S REACH
MINUTES OF COUNCIL MEETING
MAY 27, 2008**

Present; Vera Gammert, Laura Beesley, Tracey Tillapaugh & Paul Cartwright.
Absent; Janet Whitney, Ryan Young & Tina Smulders-Pratt

As per the strata's by-laws quorum was verified

Meeting called to order 6:30pm Outlook Lounge

Business Arising

1) New Property Management Company transition

Hiring committee presented it's recommendation to hire Ascent Real Estate Management Corporation as the new Property Management Company, effective July 01, 2008

Council approved the recommendation. Strata President, Vera Gammert will advise Ascent of the decision. The Strata President and Vice President will work with the new PM on the transition. Vera will advise the current PM, Interlink Reality Corporation of the decision.

2) Flooring Agreement

Tracey presented a Hard Surface Flooring Conditional Agreement to be used for owners who wish to change their current flooring. Council reviewed the agreement approved it.

3) Conditional Approval for hard surface flooring installation for Kyle Simpson

Council conditionally approved the installation of hard surface flooring for Unit #432. The Owner provided samples of flooring & underlay to council. It was agreed both were sufficient to qualify for acceptable flooring. The owner will be given a River's Reach Conditional Flooring Agreement to sign and return to council. Final approval will be granted once the installation is complete and original receipts are presented to council.

Conditional approval was given based on the following criteria:

- Underlayment meets IIC rating of 70 and STC rating of 71 (CMHC recommends that Flooring meet an STC of 55 and IIC of 65 in wood frame buildings).
- Flooring is 8mm engineered hardwood
- Flooring will be installed as a floating floor as recommended by CMHC to reduce impact sound.

- Owner has also agreed to have the flooring professionally installed as per council's direction.

Vera Gammert will advise Kyle of council's decision.

4) Landscaping

Nu-Green will be adding soil to 25% of the landscape beds on Thursday. Another 25% should ideally be done this year, pending a review of the budget. The planters that are at the front entrance will be re-planted with seasonal plants as owner that originally planted the pots, at her expense, has now removed the plants.

Nu Green will plant petunias for now, until a design for the front entrance landscape can be drafted and approved.

5) Insurance

Our insurance on the building is up May 31st. Interlink confirmed that it has been renewed.

Financial

1) Review financial statements for period ending April 30, 2008

Tracy Tillapaugh reviewed financial statements ending April 30, 2008. Council approved.

Other Business

A request was made to council to move the portable toilet used by the painters to a more appropriate location out of view of owners. Michael contacted Vera Gammert and as the painters will be onsite over the summer, it was decided to move the portable as soon as possible. There will be a cost to move it, but it should not exceed \$100.00

Correspondence was received from unit 126 regarding: removal of recycle containers, white pail, garbage container from the balcony of unit 223. Council will request that the Agent send a second letter to the owner for immediate removal of items. A request from unit 126 for gardening issues will be addressed by Vera Gammert following inspection of shrubbery in question. A request for the fountains in the West pond to be turned down is not feasible as the pressure is required to restrict algae growth and council has not received any complaints from other owners who share these ponds.

Meeting was adjourned @ 7:30