

MINUTES OF MEETING

Strata Council LMS4220 – Parc Kensington

Thursday, July 13, 2006 at 7:00PM

2006/07 Strata Meeting No. 1

Present:

Dominic Darboh
Marilyn Fransen
Rikki Clarke
James Lavender
Congjin Lu
Debbie Poon

(alidom@shaw.ca)
(kmfransen@shaw.ca)
(rik_tra@yahoo.ca)
(lavender708@shaw.ca)
(lucongjin@yahoo.com)
(debbie@poon.ca)

Agenda:

1.0 New Council

2.0 Maintenance

3.0 Landscaping

4.0 Bylaws

5.0 Other

6.0 Ongoing reminders to residents

Quorum:

As all members received sufficient notice and quorum was present, Marilyn Fransen declared the meeting properly called at 7:00pm and regularly constituted for the transaction of business.

1.0 NEW COUNCIL

The new council members discussed among themselves and determined the council roles

President: Debbie Poon (#6-22728) - debbie@poon.ca, ph: 604-777-9976

Secretary & Vice President: Marilyn Fransen (#5-22788) - kmfransen@shaw.ca, ph: 604-525-4940

Treasurer: James Lavender (#24-22788) - lavender708@shaw.ca, ph: 604-522-2499

Landscape Coordinator: Dominic Darboh (#20) - alidom@shaw.ca, ph: 604 759-9517

Maintenance Coordinator: Rikki Kroh (#1-22788) - rik_tra@yahoo.ca, ph: 604-524-1615

Council member: Congjin Lu (#9-22728) - lucongjin@yahoo.com, ph: 604-521-9100

2.0 MAINTENANCE

2.1 Window washing

Window washing is set for July 21st by Ace Windows. Marilyn and Rikki will put up a notice and distribute it to the owners to remind them of what they need to do to prepare. All windows and skylights will be washed.

2.2 Painting day

Painting day needed as second part of maintenance days that could not be completed due to rainy weather.

July 29th proposed for painting day. Marilyn will contact residents to see how many volunteers we can get. Will need at least 6. We already have all paint and supplies

To do: sand, wipe off and paint light poles with white spray paint; brown fences in some areas; white trim in some areas if there are enough volunteers.

James has volunteered to paint the blue realty tree on another day.

2.3 Pressure Washer

Rikki and Travis will maintain responsibility for the pressure washer; they will store it, take the \$20 deposit for those wishing to use it, and show them how to use it.

2.4 Monthly Maintenance

Previous council had suggested that some of the maintenance budget be used to pay those owners who want to take on the lightbulbs and garbage area for a month. However numerous volunteers came forward at the AGM and some owners expressed they would rather continue with the volunteer program, so council has decided the payment idea is not necessary at this time.

Thank you to unit #7-22788 Paulette & Bernard for their work in July.

Rikki will be in touch with volunteers for coming months to show them what to do where needed.

3.0 LANDSCAPING

3.1 Complaints

Complaints from the AGM were edging, weeding, lawn mowing not done in some areas. If anyone has additional feedback please email Dominic as soon as possible with as much information as possible.

Notes: there have been occasions when the lawns were not mowed on the scheduled day, such as due to rain, but the gardeners came back at their next opportunity. Also, the gardeners have pointed out that they will not maintain yards where there are dog feces present.

3.2 Bark Mulch

Annick contacted Pacific Bark Blowers to let them know we were not happy with the way the complex was left after the new bark mulch was added; they said they would have come back the next day if we'd called them about it right away. The reason for the messy conditions was that there was a sudden rain downpour so their workers were not able to properly move around the wet mulch with their blowers or brooms.

3.3 Watering

The grass is looking very dry in some areas and council is also concerned about the trees.

Dominic has talked with some residents along Westminster Hwy and will continue to monitor the situation and talk to more owners as needed. It is everyone's responsibility to work together to keep the lawns and trees watered.

3.4 Yard Alterations

Reminder to those who want to alter their yard to make a written request to council, ideally with a drawing.

4.0 BYLAWS

4.1 Dogs

Residents have reported a Rottweiler dog roaming the complex at night. Council would like to ask all residents to be on the lookout for neighbors' pets coming on to our property, as well as remind all residents of the bylaws for their own dogs. Most important are the bylaws requiring that **pets be kept on a leash, and not be allowed to urinate or defecate anywhere on the common property.**

Pets

- 36 (1) An owner, tenant or occupant shall be entitled to keep two, but not more than two, domestic pets in a strata lot unless another pet is otherwise approved in writing by the strata council. An owner, tenant or occupant that keeps a pet must comply with these bylaws and any rules enacted by the strata council on behalf of the strata corporation pursuant to bylaws with respect to the keeping of pets. Unless specifically approved by the strata council, the weight of any pet will not exceed 20 kilograms (44 lbs.).
- (2) An owner, tenant or occupant that keeps a pet in a strata lot, either permanently or temporarily, shall register that pet with the strata council by providing to the strata council a written notice, signed by the owner, tenant or occupant setting out the name, breed and colour of the pet, the strata lot number of the strata lot in which the pet is kept, the name and telephone number of the owner of the pet and the license number of the pet (when the pet is required to be licensed).
- (4) An owner, tenant, occupant or visitor must ensure that all animals are leashed or otherwise secured when on common property or on land that is a common asset.
- (5) An owner of a pet shall not permit the pet to urinate or defecate on the common property, and if any pet does urinate or defecate on the common property, the owner shall immediately and completely remove all of the pet's waste from the common property and dispose of it in a waste container or by some other sanitary means, or will be subject to a fine pursuant to 23 (1).
- (6) An owner, tenant or occupant whose guest or invitee brings an animal or pet onto the common property shall ensure that the guest or invitee complies with all requirements of these bylaws as they relate to animals and shall perform all of the duties and obligations with respect to that animal or pet as set out in these bylaws.
- (7) No owner, tenant or occupant shall permit its pet to interfere with any other person, pet or object, or permit its pet to disturb any other owner, tenant or occupant with uncontrolled barking or howling.
- (8) The strata council may, from time to time on behalf of the strata corporation, enact such rules with respect to the keeping of pets as the strata council, acting reasonably, deems necessary or desirable, provided that, in the event of any conflict between these bylaws and any such rule, the provisions of these bylaws will prevail.
- (9) If any owner, tenant or occupant violates any provisions of these bylaws or if the strata council on reasonable ground considers a pet to be a nuisance the strata council may, by written notice to such owner, tenant or occupant cause such owner, tenant or occupant to have the pet removed from the strata lot within thirty days of receiving such notice.

4.2 Noise

The council would also like to remind all residents to be aware that noise can be a particular problem in the summertime when everyone has their windows open, so please be considerate of your neighbors. Also please keep the bylaws in mind - **no noise between 10:30 pm and 7am.**

4.3 Towing

Annick hasn't heard back yet from the City on how to change the people authorized to tow, and if there can be more than the two. Council will keep the current towers in place for now and review as needed. Generally we are seeing increased cooperation so thank-you to everyone for keeping the regulations in mind for yourselves and your guests.

5.0 OTHER

5.1 Property next door – 22711 Westminster Hwy

Dominic spoke with the sellers' realtor to see if he could find out any information about the new owners. All he was told is that they purchased the property "for investment purposes" – so we don't know if they are planning to rent it out or resell it after living there for a period of time.

5.2 Neighborhood parking

Debbie to enquire with the City about the development across road – is there any new parking being created along Westminster Hwy?

5.3 Complex BBQ

Paulette (#7-22788) has volunteered to help arrange a BBQ for the complex this summer. Council discussed various dates in August; Marilyn to email residents to see what date is preferable between the weekends of **August 12-13th or Aug 19-20th**. There has been feedback in previous years that some residents would be better able to attend the BBQ on a Sunday rather than Saturday.

Council to provide a small sum to help pay for food, but basically it will be "pot luck" again.

6.0 ONGOING REMINDERS TO RESIDENTS

- **SPEEDING** – this is a reminder to **please slow down**. Summer months mean many children outside playing
- Keep **garbage shed** clean and tidy; **keep recycling at home until full bins are emptied**
- **Review and understand bylaws, especially regarding dogs, parking, noise, fines, etc.**
- Submit your **e-mail address** if you are able to receive minutes electronically (to Marilyn at kmfransen@shaw.ca or any other council member)

UPDATE

Subsequent to the meeting the windows were cleaned on July 21st, however they were unable to do the skylights. **Ace Windows will arrange with Rikki for another date to come back to do the skylights and we will let all residents know** when that will be.

**Strata Council LMS4220 – Parc Kensington
Wednesday, September 27, 2006 at 6:30 PM
2006/07 Strata Meeting No. 2**

Present:

Rikki Clarke
Dominic Darboh
Marilyn Fransen

James Lavender
Debbie Poon

Absent: Congjin Lu

Agenda:

1.0 Maintenance
2.0 Landscaping
3.0 Bylaws

4.0 Financial/Insurance issues
5.0 Other

Quorum:

As all members received sufficient notice and quorum was present, Debbie Poon declared the meeting properly called at 6:30pm and regularly constituted for the transaction of business.

1.0 MAINTENANCE

1.1 Windows and skylights washed

Total cost of washing windows and skylights was **\$1250.80**. The initial estimate was reduced by \$50 for 6 skylights the cleaner was not able to access, as previously reported to residents.

1.2 Painting Day

- The light poles, the garbage shed doors and the worst areas of some fences were painted. Thank-you to all residents who came out to help.
- James assigned to paint the realty tree
- Rikki assigned to paint two new replacement pieces added to the garbage doors since the painting day
- In the spring the council will review the need for painting more fence areas.

1.3 Monthly maintenance

- Thank you to volunteers for July (#7-22788 Paulette), August (#2-22788 Alex & Juju), September (#8-22788 Recep & Collins)
- **Upcoming months:** October #12 (Wei & Ju), November #6-22788 Arthur & Heriatta, December – Alison #20 is looking for someone to partner with her for the month

1.4 Garbage shed door fixed

Thank-you to Travis who will be fixing the other side as well shortly.

2.0 LANDSCAPING

2.1 Request to alter yard

- A written request to add a small water feature was approved by council for unit #19, after the owners were able to satisfy the council's concerns about the size, noise possibilities, and proper maintenance of the feature.
- Council reminds all owners to submit a written request and drawing of any permanent changes they wish to make to their yard or other strata assets.

2.2 Mole problem

- Moles have been reported at unit #4-22728 and Dominic has been investigating to find ways of getting rid of them without killing them; he is still waiting to hear back from some experts. So far it appears they will have to be trapped.
- Council will communicate with each other by email to resolve this problem as soon as possible.
- IF ANY OTHER RESIDENTS HAVE MOLES OR HOLES IN THEIR YARDS PLEASE LET THE COUNCIL KNOW AS SOON AS POSSIBLE. (Dominic alidom@shaw.ca)

2.3 Caterpillar nests

Caterpillar nests reported in some trees around the complex. A couple of them were removed in the normal course of duties by the landscapers and the remaining seem to be dormant or gone now with the start of autumn.

2.4 Rhododendron

The rhododendron shrub at #8-22788 has died; Dominic to cost out a replacement

2.5 Dog feces and urine

- There is still a problem around the complex with owners allowing their dogs to urinate or defecate on the grass in the complex. **This is problem for many reasons, namely that it kills the grass, causes odors, and is unsanitary for children or others using the grass.**
- PLEASE DO NOT ALLOW YOUR ANIMALS TO URINATE OR DEFECATE ANYWHERE WITHIN THE COMPLEX, AND IF THEY DO IT MUST BE CLEANED UP AFTERWARDS. Please refer to the bylaws for more detail (#36).
- The council will be considering fines at the next meeting if things do not improve.

2.6 Cedars

- Some of the newer cedar trees along Westminster Hwy yards are looking brown or are struggling to survive.
- Some may be adversely affected by pet urine while others do not seem to be getting enough water.
- Council again reminds owners that a **soaker hose** is the best way to properly water all the trees on that side of the complex, and once put in it requires little attention from the residents.
- Dominic has treated some of the trees with food spikes but they would have no effect if not watered enough
- The strata will not be responsible for the cost of another replacement because individual owners took responsibility for the new trees.

2.7 Landscapers using our garbage

In early September one of the landscape staff was reported putting grass clippings in our garbage bins. Dominic reported the matter to Brad and situation was resolved.

3.0 BYLAW ISSUES

3.1 Uninsured vehicle parked in complex

- An uninsured vehicle was found to be parked in an owner's driveway, in violation of bylaw 33.2. The owner is unable to have it moved or reinsured until sometime in October.
- Council decided to suggest a letter from the owner requesting written permission from council to leave the vehicle in place for a specified period of time, and accepting all liability. Marilyn to follow up in contacting the owner.

3.2 Request to install storm door

- #5-22788 requested to install a storm door based on the precedent set by another owner who installed a door a couple of years ago (which was approved by council at the time). The door is the same door as previously installed so it will maintain the outer appearance of the complex; the request was approved.

4.0 FINANCIAL/INSURANCE ISSUES

4.1 Damage to garage door and building

In the days before the meeting it was observed that a vehicle caused damage to the garage door and part of the adjacent wall at #19. Dominic assigned to talk to the owners to ensure that there will be an ICBC insurance claim by the owner of the unit (who is the owner of the vehicle), and that the insurance adjuster will contact the strata to ensure work will be completed to our satisfaction.

4.2 Discussion with Noort Homes re property next door

Marilyn emailed our contact Frank van Ryk to remind him of lawyer's fee due and ask what amount he would be prepared to pay, because we may be able to get a reduced bill from the lawyer.

4.3 Appraisal and insurance for complex

- Appraisal received for the complex: \$6.2 million replacement value, up from \$5.5M last year.
- Quote for insurance for that amount received via Andrew at Dorset for \$11,189. The yearly budget for insurance is \$13,000. Insurance to be renewed in October.

5.0 OTHER

5.1 Neighborhood parking

Debbie talked to the City about plans for Westminster Hwy, specifically if there will be new parking in front of the complex being built across the street and/or if it could be possible for parking in front on our side. The City reports that the plan is to allow room for the road to be expanded to four lanes so there is no room for parking. As

well, since it is designated as a major regional roadway no parking stalls are allowed anyway.

5.2 Block Watch

Although it is not a strata function Marilyn is going to contact the RCMP Block Watch coordinator to arrange a new meeting for newer residents and previous participants who want to stay involved. Debbie will contact some owners of the Fraserwood complex to see if they want to continue to share in the program.

5.3 Summer Barbecue

A complex BBQ was held in August. The strata contributed less than \$40 for basic food items. Thank you to Paulette (#7-22788) for getting the food and to Travis (#1-22788) for cooking.

5.4 Welcome to new owners

Several new residents joined the complex the past few months. Some council members will pay them a visit to introduce themselves, if they haven't already.

5.5 Property next door

The new owners of the house next door will be taking ownership in October so the council will approach them to see what their plans are for the property before moving forward with new discussion on resolving the wall problem.

6.0 ONGOING REMINDERS TO RESIDENTS

- **GARBAGE SHED-** Please keep clean and tidy; **keep your recycling at home until full bins are emptied; ALL CARDBOARD MUST BE CUT UP INTO PIECES TO FIT IN THE BINS – no larger than 1' x 2'.**
- **BYLAWS – Please review and understand them, especially regarding dogs, parking, noise, fines, etc.**
- **SPEEDING – this is a reminder to please slow down**
- **POTENTIAL HAZARDS -** All residents must take steps to ensure they are properly maintaining their unit with respect to **potential hazards** – for example, cleaning out dryer vents/hoses frequently, maintaining the furnace and vents, and any other fire hazards.
- Please submit your **e-mail address** if you are able to receive minutes electronically (to Marilyn at kmfransen@shaw.ca or any other council member)