

Carrington Strata 2449
Extra June Meeting - June 25, 2018

Present: Pat Scott, Arlene Sweet, Carol Wiebe, Janet Condon, Joan Wood

Reports:

Treasurer: Financials are holding within budget. Report attached for June to date.

Unfinished Business:

Roofing: Contract proposals were reviewed and discussed. Pat thanked Carol and Arlene for all the work involved in obtaining quotes from roofing companies for review. A motion was made by Carol and seconded by Arlene that our strata contract with Transwest Roofing Ltd. for one year of roofing maintenance visits as needed. Motion carried.

Gardening: The large weeds will be removed from the garage rooftop.

Social: The BBQ and bocci ball game is tentatively set for August 25 or 26. A notice will be posted later confirming the date and time.

New Business:

Shaw contract: Regarding any dealings with Shaw Cable Ltd., please call 604-629-8888 and give our bundle account number, which is 014-0546-0904.

Hobby Room: A big thank you to Bob, Carol and Ross for the excellent job of cleaning up the Hobby Room, including two trips to the dump plus other recycle operations.

Meeting adjourned 7:35pm.

Next meeting Tuesday, September 4, 2018, 7:00pm.

Carrington Strata 2449
Regular Meeting - May 7, 2018

Present: Pat Scott, Janet Condon, Carol Wiebe, Arlene Sweet, Joan Wood

Minutes of April 2, 2018 adopted as circulated.

Treasurer: Financials are within budget.

Maintenance: Richmond Elevator came for their regular check. Surrey Fire still needs to come and do the back flow check and a date will be confirmed with them. A window in Unit #203 was leaking and needs replacing. A quote has been received and a date to replace will be made.

Gardening: The bench and hoses are out. Planning and purchasing of annual flowers will be happening mid month. All are welcome to participate.

Housekeeping: Going well.

Social: No report.

Unfinished Business:

A letter was received from an owner who has rekeyed the door locks.

The visit from the City of White Rock Arborists clarified the status of the trees around our property. Minutes of the meeting were provided to all owners.

New Business:

Tree Trimming: Motion made by Janet Condon and seconded by Arlene Sweet that in the Fall dead wooding and cleaning out of pine needles in the pine trees be undertaken as well as trimming of the cedar trees. Motion carried.

NOTE: Glass jars are to go in the dumpster, not in the corner area of recycling and organics.

Garbage cost is going up to \$65 per month. Cleaning is going up \$12 per month. Water is going up \$31/month.

Parking spots and lockers are common property and are to be allocated as the strata sees fit.

Information will be obtained from City of White Rock regarding parking permits in the area.

Meeting adjourned at 7:35pm.

Carrington Strata 2449
Regular Meeting - April 2, 2018

Present: Pat Scott, Janet Condon, Joan Wood, Arlene Sweet. Absent: Carol Wiebe

Minutes of March 5, 2018 adopted as corrected by one spelling error.

Reports:

Treasurer: Financials are good with correction made regarding water and sewer posted twice last month.

Maintenance: Carbon monoxide gas detector testing was done. It is still working but is getting old. Allied Fire did their inspection, repairs and installation last month. Door Pro did their regular maintenance as well as Richmond Elevator. Key and letters were purchased for the Intercom board for a total of \$50 with Bob's help. The fridge was defrosted in the Recreation Room. Three door openers have been picked up and are available for purchase. Carol will deal with contacting roofing companies when she returns next month. Window cleaning is Tuesday, April 3 at 8:00am.

Gardening: The gardeners started their regular maintenance mid last month and put down soil/mulch combination on March 29. Annuals will be planted next month.

Housekeeping: All is going well.

Social: Farewell party for Marlene and Barb was a great success. Thanks for all the help and to Evelyn for cooking the shredded pork.

New Business:

An observation was made in writing regarding additional decor in the common areas.

Shaw Cable has made contact regarding doing some updating. Further information to follow.

Ocean Pacific insurance assessors is closing down and a new company will be contacted for our assessment due in 2019.

A document has been received by council regarding the trees on the south side of the building by the back lane. Contact will be made with the City of White Rock arborist regarding the status of the trees.

If there is a need to contact Pat Scott during the last two weeks of April, please phone first.

please phone first.

Meeting adjourned at 7:30pm.

Carrington Strata 2449
Regular Meeting - March 5, 2018

Present: Pat Scott, Janet Condon, Joan Wood

Absent: Arlene Sweet, Carol Wiebe

Minutes of February 5, 2018 adopted as circulated.

Reports:

Treasurer: Financials are good. We are within budget.

Maintenance: A drain problem required three visits from the plumber but was solved in the end. A notice went out to all owners outlining the precautions that need to be taken to keep the drains clear.

Gardening: The Little Green Mowing Company will start on March 9, 2018 and will charge for 4 visits this month. Garden disposal bags have been purchased for the gardeners.

Housekeeping: No report.

Unfinished Business:

Carbon monoxide gas detector testing and replacement is costed out at \$200. Joan made the motion that we have the carbon monoxide gas detector tested and replaced. Janet seconded. Motion carried.

Air vents: Covers were placed on the vents.

Hobby room: Proposal to clean out the hobby room was made. More information to follow.

Roofing: No replies have been received and Arlene will call back to get some quotes.

New Business

Insurance: Notice of increase in assessed value of the property was received with no increase in premiums.

Door openers: additional door openers will be purchased as we are down to one extra at present.

DoorPro is coming Tuesday morning.

Allied Fire will also be here Tuesday morning to do inspections on the smoke detectors in the units.

Two suites are up for sale.

The party for Marlene and Barb will be held on Subday, March 25 at 1:00pm .

Copier/Printer was purchased for the strata.

Windows: Exterior windows will be washed on Tuesday, April 3 at 8:00am.

Screens must be removed and obstructions on the outside patio need to be removed.

Meeting adjourned at 7:25pm.

Carrington Strata 2449
Regular Meeting - February 5, 2018

Present: Pat Scott, Arlene Sweet, Joan Wood

Absent: Janet Condon, Carol Wiebe

Minutes of January 2, 2018 adopted as circulated.

Council positions: President: Pat Scott
 Treasurer: Arlene Sweet
 Secretary: Joan Wood
 Gardening: Janet Condon
 Maintenance: Carol Wiebe
 Housekeeping: Arlene Sweet
 Vice President: Joan Wood

Reports:

Treasurer: Financials are good. \$6000.00 was transferred from chequing to savings as per AGM vote. All strata fee cheques have been received from owners for the year. Water rates are going up this year, as well as Smithrite charges. If our budget is affected, owners will be notified.

Housekeeping: Arlene met with Alexandra and updated and reviewed the duties.

Maintenance: Arlene is coordinating the duties until Carol returns. Organic bin will be changed back to the smaller one and brown bags will be used by the gardeners which Smithrite will pick up at no charge. Bob put lithium grease on the garbage bin lock which is working better now. Bob checked the carbon monoxide gas detector in the basement. The fan works when exposed to carbon monoxide. Further testing may be needed to check to see if the alarm works when levels of carbon monoxide are high.

Gardening: The new gardeners, Little Green Mowing Company, have been notified of the decision at the AGM and will bring the contract to be signed when they start on Friday, March 2, 2018.

Arlene will have master keys for the present until Carol returns. Joan will have keys from Feb 11 until March 5 while Pat is away.

Nine roofing companies have been called for regular roofing maintenance contracts with three replies to date and more to come before all will be reviewed.

New Business:

Medic Alert contact persons need to have keys provided by the owners.

Parking space exchange between Marlene Franks and Joan Wood has been recorded in writing and a copy will be kept by both to be provided to realtors as needed on change of ownership of units.

DoorPro contract will be dropped off this week and 2 new garage door openers will be purchased as one has recently been sold to Sheila.

Motion to approve \$500.00 topsoil purchase to cover garden beds was made by Joan and seconded by Arlene. Carried.

Westech provided some information regarding the fan operation. Partial covers will be placed over the fans for now to see if the volume of the cold air can be reduced on the second and third floors while fresh air continues to circulate in the building.

Marlene Franks has moved to Independent Living in Vancouver and her unit will be up for sale later this month. She donated a piano for the Rec Room and a jade plant for the lobby, which will be cared for by Maria. A party will be held for Marlene in the near future.

Arlene made a motion that a new photocopier be purchased for strata council needs. Seconded by Joan. Carried.

Meeting adjourned at 7:40p.m.

Carrington Strata 2449
Annual General Meeting-January 11, 2018

17 residents present, including members of the present council. In addition, one proxy was brought for an absent owner.

Attendees: Pat Scott, Arlene Sweet, Bob McClellan, Marlene Franks, Joan Wood, Janet & Kerry Condon, Barb McKoen, Sheila Scott, Evelyn Olthuis, Nancy Murchison, Liz Osolinsky, Ioan & Maria Munteanu, Una Fester, Pat & Jeff Tracy.

Proxy was brought for Carol Wiebe. A quorum was declared.

Approval of the agenda was motioned by Nancy Murchison and seconded by Sheila Scott. Motion carried.

Minutes of the AGM of 2017 were read by Joan Wood. Correction was made to the proper name of Carol Wiebe. Barb McKoen moved and Marlene Franks seconded that the minutes be adopted as corrected.

President's report: The noise bylaw is now registered. The new larger organic bin has now arrived. All plant and flower waste, which need not be wrapped but made mostly dirt free, is to be placed in that bin. For the recycling bin, please remember to cut the clam shell containers to reduce the volume in the bin as well as ensuring that no food waste is on the containers. Please respect the right to the privacy and the safety of neighbours regarding discussions among owners.

Housekeeping: Alexandra, our cleaning person, comes twice a month, usually on Saturday. She does an excellent job and is very reliable. We gave her a gift of \$50.00 at Christmas.

Social: We held 3 events this year: a 75 year birthday party for Bob & Arlene each, as well as the annual Christmas Dinner. All the events were well attended and enjoyed by all.

Gardening: Regular maintenance was contracted and in addition bulbs and annuals were planted and a load of topsoil was purchased. Thank you to Maria, Ioan, Carol, Ross and Kerry for their help. The contract with Jim's Mowing was not extended due to poor service. Several gardening companies were contacted and a proposal will be made under New Business.

were contacted and a proposal will be made under New Business.

Maintenance: Report copies provided to all owners present and copies will be provided to those not present.

Treasurer and Insurance Report: Yearly report was provided to all owners previously with the Agenda package. The insurance report was provided as well as a report provided of all financial issues present and possibly upcoming.

New Business

Rules: 1) Motion made by Nancy Murchison, seconded by Janet Condon to change the wording of "Taps to be turned off when not in use..." By adding "unless inaccessible." Carried

2) Motion made by Evelyn Olthuis, seconded by Arlene Sweet to eliminate the rule

"Door to recreation room to be kept locked at all times when not in use." Carried.

Depreciation Report: Arlene Sweet moved and Bob McClellan seconded the motion to waive the depreciation report. Carried.

Contracts: The contracts being changed this year were voted on.

Roof Maintenance: Roofix was contracted this last year and there were some problems of short visits or work not done plus an expensive estimate to reattach a bracket to the building. Motion to terminate Roofix contract made by Barb McKoen, seconded by Liz Osolinsky. Carried. A number of companies will come by in the next few months and we will have a new company under contract soon.

Gardening: Jim's Mowing contract of this last year was terminated due to poor service. Janet Condon made a motion to contract with Little Green Mowing Company from March 1 through November 30 this year at a rate of \$500/ month. Seconded by Nancy Murchison. Carried.

Council: Bob McClellan is going off council but will continue with some of the maintenance duties and the motion was made by Liz Osolinsky and seconded

by Una Fester that he will receive keys to the electrical and mechanical room.
Carried

Garbage bin: new lock may be needed for the outside bin.

Hallways: Sheila Scott asked why the hallways are cold and the lobby floor heaters are often turned off. Owners are asked to leave the lobby floor heaters on and strata council will look into what can be done to remedy the cold hallways by looking at the information that we have and go from there to see if we can go further to address the issue.

New Budget: Arlene Sweet made a motion that the budget be accepted as provided and as a result the fees will be raised by approximately \$8.00 per month for each unit. Seconded by Bob McClellan. Carried.

Arlene Sweet made a motion that \$6000.00 of the balance forward of \$8101.37 that is in our checking account be moved to the contingency fund until needed to repair the windows of suite 102 & 103. Seconded by Bob McClellan. Carried.

Projected Future Expenses: Discussion occurred around a possible future need to hire a regular handyman and consideration of getting some older systems replaced before an actual breakdown so as not to end up in a year when everything goes at once.

Council: Thank you to Bob McClellan and Marlene Franks for volunteering their time and efforts on council. Standing for new council will be Janet Condon, Joan Wood, Arlene Sweet, Carol Wiebe and Pat Scott. A request was made for any further nominations. No names were offered. The council for 2018 is as named above. At the next regular council meeting it will be determined who will have the extra set of keys to the units.

Meeting adjourned at 12:08pm.

Carrington Strata 2449
Regular Meeting - January 2, 2018

Present: Pat Scott, Arlene Sweet, Bob McClellan, Janet Condon, Marlene Franks, Joan Wood

Minutes of December 4, 2017 adopted as circulated.

Reports:

Treasurer: Financials were under budget by \$272.81 for 2017. Packages ready for AGM.

Housekeeping: Gift card given to Alexandra. Recreation room was cleaned in December.

Maintenance: Quiet month replacing bulbs, recycling, salt and shovel placed at the front door. The Jim's Mowing contract will not be extended due to unsatisfactory service. New contractors have been contacted and a recommendation will be made at the AGM.

Unfinished Business:

Contracts: New contracts will be signed at the regular February council meeting.

AGM: Time change of the AGM on January 11, 2018 to 11:00am. The Christmas decorations are to be taken down when the meeting ends. All volunteers welcome.

Carbon Monoxide Testing: Testing for the system in the building will be looked at in 2018.

New Business:

Council members: Members volunteering for 2018 council are: Pat Scott, Janet Condon, Arlene Sweet, Joan Wood and Carol Wiebe. More volunteers will be requested at the AGM.

Roofing: Calls have been made for a new roofing company and we are waiting for callbacks.

AGM agenda: The AGM agenda was outlined for inclusion with these minutes.

****Please bring the AGM Agenda and financial package included with these minutes to the AGM on Thursday, January 11, 2018 at 11:00am.**

Meeting adjourned at 7:30pm.

Carrington Strata 2449
Regular Meeting - December 4, 2017

Present: Pat Scott, Bob McClellan, Janet Condon, Arlene Sweet, Marlene Franks, Joan Wood.

Minutes of November 6, 2017 adopted as circulated.

Reports:

Treasurer: Financials are under budget by \$344 for the year.

Housekeeping: Alexandra is coming Saturday when she will be given a Christmas envelope.

Maintenance: The front railings were installed. A good snow shovel was purchased. The painters were here to work on the patios.

Gardening: The City of White Rock arborist has indicated they will be pruning until February 2018 but was unable to give us a specific date to review our property. Our gardener's contract ended on November 30 and as the performance was less than satisfactory we will be trying to contact new gardening companies to get quotes.

Unfinished Business:

Maintenance contractors will be contacted to confirm 2018 contracts.

Window in Unit 103 with the leaking issue continues to be addressed and the repairman indicated this last month that the leak is coming from Unit 203.

Windows of both units were caulked and will be watched for more leakage and repaired as needed.

AGM Meeting date has been changed to Thursday, January 11, at 2:00pm.

The outside Christmas lights are going up tomorrow, December 5.

The list for the Christmas potluck on Sunday, December 16, is being posted.

Setup volunteers please come at 2:00pm.

New Business:

Locker room floor mats are a tripping hazard and need to be removed.

ProStar Painting fixed the few deficiencies on painting the decks.
An electrician has checked the electrical box in one of the units and has offered a group rate if the individual owners are interested.

Meeting adjourned 7:45pm.

Carrington Strata 2449
Regular Meeting - November 6, 2017

Present: Pat Scott, Bob McClellan, Janet Condon, Arlene Sweet, Joan Wood
Absent: Marlene Franks

Minutes of October 2, 2017 adopted as corrected. Friday, December 1,
Christmas decorating.

Reports:

Treasurer: Financials are under budget for the year so far. Report is attached.

Housekeeping: No report.

Maintenance: Lindahl came by to measure the front handrails and will do the work before the end of November. Able Irrigation turned off the sprinkler system in October. The downspout at the west side of the building has been fixed by Reflective Windows at a reasonable price. Salt bags have been purchased for the winter.

Gardening: Bulbs have been planted for the Spring. Thank you to Maria for cleaning out the garden bed outside the front door.

Unfinished Business:

Lockers: Storage height of locker contents has been corrected except for one unit which will be addressed.

Christmas lights will be erected on Friday, December 1, at 9:00am.

Christmas decorating of the lobby will be Friday, December 1, at 10:00am.

Thank you to Liz and Bob for handling the donating of books from the bookcase.

New Business:

Window leaks: Bender will come to caulk the windows that are leaking, which will be good for a few months. Speedy Glass will be called to replace the windows when they leak.

The roof fan is not to be turned off.

The baseboards in the elevator room and the main lobby are also not to be touched.

Motion made by Bob and seconded by Arlene to give Alexandra \$50 for Christmas. Motion carried.

Meeting adjourned at 7:30pm.

Carrington Strata 2449
Regular Meeting - October 2, 2017

Present: Pat Scott, Bob McClellan, Janet Condon, Marlene Franks, Joan Wood
Absent: Arlene Sweet

Minutes of September 5, 2017 adopted as circulated.

Reports:

Treasurer: Financials are within budget. Report attached.

Housekeeping: Alexandra has changed her cleaning day to Saturday.

Maintenance: The garage remotes have been reprogrammed after the garage breakin; parkade gate pin has been replaced; security box plates have been installed on two outside doors. Roof Fix did annual maintenance but down pipe bracket needs to be replaced. Reflective Window Cleaning will be giving a quote to fix the bracket. Door Pro is coming October 3, 2017,

Gardening: Fall bulb planting will be done on Wednesday, October 4, along with weeding back driveway area, vegetable garden cleanup, rose bushes pruned etc. Thanks to Janet, Maria, loan for digging out the large root stump.

Unfinished Business:

Lindahl has still to get back to us regarding adding front rails.

Trees: A meeting was held with the City of White Rock Arbourist regarding numerous tree issues on our property. We are on their list for a visit and Fall cutting of trees. Regarding the two trees on Prospect Lane that are on our property, we have permission to cut back 50% sides and 25% crown sides. No topping is allowed. All issues will be addressed at the Fall visit.

New Business:

The bookcase by the elevator is full of books that now need to be donated. Please remove any books wanted by Friday, October 13, 2017.

Puzzles will be placed in the Rec Room closet for anyone to take and use.

Lockers: There are many lockers in violation of Fire Regulations regarding the storage approaching the sprinkler system in the ceiling. All storage items need to be 2 FT. below the ceiling so the sprinkler system can activate properly when needed.

property when needed.

Car parking: Please pull up to the walls as far as possible to allow for ease of parking for everyone. Fire Regulations stipulate that no storage is to be placed in the garage.

Patio painting: November 1 & 2 they will start on the top floor and work down. All items are to be removed from the walls and furniture placed in the middle of the room leaving 4 FT of working space for the painters.

A letter was received from Unit 203 requesting that the Strata pay for the patio ceiling where there is a water stain from the roof leak. Request was approved.

Christmas decorating of the lobby will take place on Thursday, December 1, 2017. Outside Christmas lights will be put up around the same time.

Christmas dinner will be on Sunday, December 17, 2017. Signup sheet will be posted.

January Regular Strata Meeting will be held on Tuesday, January 2, 2018.

The Annual General Meeting will be held on Sunday, January 28, 2018.

Meeting adjourned at 7:35pm.

Carrington Strata 2449
Regular Meeting - September 5, 2017

Present: Pat Scott, Arlene Sweet, Bob McClellan, Janet Condon, Joan Wood
Absent: Marlene Franks

Minutes of June 5, 2017 adopted as circulated.

Reports:

Treasurer: Financials are good. \$10,000.00 was moved from contingency to GIC. Report for 3 months is attached.

Housekeeping: Going well. As instructed Alexandra moved all the furniture in the Rec Room for a good cleaning. Doors to garage & storage room etc could use a good wash.

Gardening: Bush removed from west side of front garden; weeds on garage roof were removed again; side deck was painted by Janet, Kerry & Carol.

Janet will purchase more bulbs to plant.

Maintenance: pressure washed parkade & patio; regular maintenance checks were addressed.

Unfinished business:

Plumbing bills were sorted out between strata costs and owner cost.

Recycling issues are still happening with items placed in the wrong bins.

Please be watchful.

Cedar trees growing over the west border of our property was addressed with the neighbouring strata resulting in a letter holding their position that we are responsible for pruning any overgrowth without damaging the health of their trees. Advice will be obtained from tree pruners and the City of White Rock arborist about possible pruning.

New business:

The Rec room door needs to be shut firmly.

Materials found on the west side of the building have been removed by Bob & Maria.

Garage break in raises the reminder to wait for the garage door to close when driving in & out. Also remote door openers are to be kept out of the cars. Finally propping the door to the outside needs to be kept to minimal minutes to take garbage out; otherwise take the garage remote to get back in to the building. When there is a break in contact strata first who will then contact the police. Contact your insurance company if needed after a police file number has been assigned. Quotes will now be obtained to put an extra secure box on the east & west outside doors. Door Pro will be called to reset the door opening codes for all our garage remotes.

Complaints have been received about pruning the pine trees on the back lane. The City of White Rock arborist has confirmed that those trees cannot be pruned.

Railings for the front ramp have been requested by some owners regarding walking safety. Lindahl will be contacted to get a quote to add to the railings they have erected previously.

Painting of the units inside patios will be done on November 1 & 2.

Meeting adjourned at 7:45pm.

Carrington Strata 2449
Regular Meeting - June 5, 2017

Present: Pat Scott, Arlene Sweet, Marlene Franks, Bob McClellan, Janet Condon, Joan Wood

Minutes of May 2017 meeting adopted as corrected regarding a spelling error.

Reports:

Treasurer: Financials are good. Monthly report attached.

Housekeeping: Going well; Alexandra is back to working on her own in our building.

Gardening: Gardener doing weekly maintenance work. Two loads of topsoil were brought in and spread on the gardens. Annual flowers were purchased and planted this last month by strata volunteers. Anyone interested in volunteering to help with gardening is welcome to contact Janet Condon.

Maintenance: Bob reported on six maintenance items addressed.

Unfinished Business:

Outside window cleaning work received some complaints. It has been very difficult to contract with outside window cleaning companies. Safety is the focus on where the ladders are placed and unfortunately some damage may occur to plants on the ground. Later planting may help resolve the issue.

RoofFix is due to come for their annual check of maintenance needs and how the roof looks for longevity.

Westec filed one bill for removal of blockages in the pipes and some additional plumbing work in one unit. The plumber will be called to separate the costs for the strata and the unit.

At the request of the owner of Unit 304, further action regarding the complaint against the owner of Unit 204 has been put on hold.

New Business

Fibre Optics: Telus Fibre Optics contracts may affect the status of the

More Copies: Telling more copies contracts may affect the status of the bundled

Shaw contract for the building. When concrete information is received from Telus the information will be shared.

Garden weeds are especially troublesome this year. Industrial vinegar will be used to kill the weeds on the property, starting with the roof of the garage.

Dumpster Key: Reminder that the dumpster key needs to be placed low enough for everyone to reach.

Drainage issues: A number of units have complained about slow draining in showers, bathtubs and kitchen sinks. Regular usage of Drano or equivalent products needs to be used at this time to see if the products will resolve the issue.

Cedar trees: The west border of our property has some issues of overgrowth of some cedars belonging to the neighbouring strata. The next door strata will be contacted to see what can be done.

Patio painting: Quotes have been obtained for painting of the patios. Motion was made by Arlene to contract patio painting in the Fall with ProStar for \$150 per unit. Seconded by Marlene. Motion carried. Any owner having a finished ceiling other than the soffits may choose to pay \$75.00 extra to have it painted.

Financials: Arlene provide a projection of the bank balance to the end of July as \$5929.63, which includes the annual payment for insurance of \$11,646.00.

Recreation Room curtains: Arlene made a motion to replace the Recreation Room curtains with blinds at a cost of \$1400.00. Janet seconded. Motion carried.

Maintenance Records: Arlene is updating the maintenance records and contacts.

Pressure washing: Bob will be pressure washing the parkade over two days in

late June or early July. A notice will be posted ahead of time with details.

Meeting adjourned 1:55pm.

Carrington Strata 2449
Regular Meeting - May 1, 2017

Present: Pat Scott, Arlene Sweet, Marlene Franks, Bob McLellan, Janet Condon, Joan Wood

Minutes of April 2017 meeting adopted as circulated.

Reports:

Treasurer: Financials are good. Monthly report attached.

Housekeeping: Going well.

Gardening: Gardener doing weekly maintenance work. Topsoil will be brought in and spread on the gardens on a non rainy day. Annual flowers will be planted this month by strata volunteers.

Maintenance: Bob reported on the six maintenance items addressed this month.

Unfinished Business

Carpets: Arlene obtained a quote from Citrus Carpet Cleaning who will do the carpets, stairs and tiles for \$572. Another company gave a verbal quote but provided nothing in writing. Arlene moved and Marlene seconded that we contract with Citrus to clean the carpets. Motion carried.

Hobby Room: Any paint or building materials must be removed to the storage lockers by the end of May. Otherwise those materials will be removed by Bob at that time.

Fibre Optics: Telus is waiting for the system to start up before setting up appointments for those interested in installation.

Windows: Speedy Glass will be coming on May 2 to test the leaking windows in Units 102 & 103 to determine the source of the leaks for possible repair rather than window replacement.

New Business

After delivering a letter to Unit 204 regarding a complaint from Unit 304, further action will be taken.

Plumbing blockage issues in the building have occurred on April 29 when Westech attended and determined there is a blockage in a section of the pipes in the basement. A section of the pipes will need to be replaced with vinyl piping. Cost estimate is to be obtained.

There is increased activity from seagulls on the roof, which will be checked for nest activity.

The City of White Rock is raising the cost of water by \$116.43 per year.

Reminder that outside windows will be washed May 4; screens need to be removed on May 3.

Meeting adjourned 7:40pm.

Carrington Strata 2449
Regular Meeting - April 3, 2017

Present: Pat Scott, Arlene Sweet, Janet Condon, Marlene Franks, Joan Wood
Absent: Bob McLellan

Reports

Treasurer: Financials are good. \$10,000.00 is about to be transferred from the contingency fund to a GIC. Monthly report is attached.

Housekeeping: Alexandra is doing the cleaning with a helper now.

Gardening: Weekly maintenance work is proceeding on schedule. The gardeners have been instructed since last year to redirect the bush behind the side patio to grow along the garage rooftop fence, which will take some time.

Maintenance: Activity of ongoing maintenance was addressed as needed.
Please let Bob know of any new foggy windows needing replacement as the new windows for the building are about to be scheduled.

Fibre Optics: Telus Rep will be in the building on April 6, Thursday evening this week to visit the units accompanied by a building representative. The purpose is to sign a permission form for those interested in having the Fibre connection installed.

Carpet Cleaning: Quotes will be obtained for carpet cleaning of the common areas of the building.

New Business

Window Washing: The outside windows will be washed on May 4. Please remove your screens the day before. A reminder notice will be posted in the lobby.

Fan: The fan will remain turned on between 12-24 hours to circulate air within the building.

Suite 205 inspection was completed on April 1, 2017 and spot checks will occur at a later time.

Meeting was adjourned at 7:40pm.

Carrington Strata 2449
Regular Meeting- March 6, 2017

Present: Pat Scott, Arlene Sweet, Marlene Franks, Bob McLellan, Joan Wood

Minutes of the February 2017 meeting were adopted as circulated.

Reports

Treasurer: Financials are good. Report attached.

Housekeeping: Alexandra has made up any time lost due to the winter weather issues.

Gardening: The new gardener has come twice to date for cleanup and lawn treatment.

Maintenance: Report attached.

Common room: The common room door will remain unlocked but needs to be kept closed.

Fibre Optics: The visit by Telus to make a presentation is tabled at present.

New Business

Water Main Flushing Program: The City of White Rock will be flushing the water mains in our area between March 13-17. Important information to read is attached. We are uncertain at present which day our mains will be flushed and as much notice as possible will be given.

Building Heat: The Hydro bill for the last two months was \$1360 which is much higher than ever before. The heat controls in the locker room and the hallway leading to the outside patio area have been turned up. Please do not adjust the heat in the common areas. The heat in the lobby will be increased for the remaining cold months.

Correspondence: A letter from Unit 304 was read and discussed.

A package from Unit 204 was read and discussed.

A letter will be delivered to Unit 205 regarding requirements of the B.C. Strata Act and B.C. Fire Safety Act.

Meeting adjourned 7:45p.m.

Carrington Strata 2449
Regular Meeting- February 6, 2017

Present: Pat Scott, Arlene Sweet, Bob McClellan, Janet Condon, Joan Wood
Absent: Marlene Franks

New Council Roles

President: Pat Scott
Vice President: Joan Wood
Treasurer: Arlene Sweet
Secretary: Joan Wood
Maintenance: Bob McLellan
Gardening: Janet Condon

Reports

Treasurer: Financials are good. Report attached.

Housekeeping: Alexandra was unable to get to the building last week. She will come this Saturday, weather permitting. If unable, a credit will be given.

Gardening: Notice was given to last year's gardeners that the contract would not be renewed. The new gardening company, Jim's Mowing, was notified that their contract proposal as accepted and Spring cleanup will begin in February, with weekly gardening commencing March through November.

Maintenance: Report attached.

Recycling: Glass will no longer be recycled. It should now be placed in the outside garbage bin.

Common Room: The common room door will now remain unlocked due to ongoing difficulty with the unlocking process.

NEW BUSINESS

Noise Bylaw: Bylaw was signed and delivery will be made to the Land Titles Office in New Westminster to register the Bylaw

Eric offered information regarding our rooftop fan. Copy of info was given to everyone. Alan moved "That we try slowing the fan down at a cost of \$200.00". Nancy seconded the motion. Motion carried.

A reminder to everyone with electrical cords in their residence, that they check the plug-ins regularly to make sure there is no overheating. This is for fire safety reasons.

Shaw Cable - Joan spoke of information from Shaw. We had signed an agreement with Shaw in 2007. With 100% of residents signing we get a rate of \$40.00 plus tax per month. Otherwise we would be paying \$72.00 per month.

Depreciation Report - Moved by Joan and seconded by Eric "That we waive the depreciation report this year." Motion carried.

Gardening Report - copy attached read by Joan.

Angie put forth a list of ways in which she could see that money could be saved re gardening.

A cost analysis for removing the cedars on the garage roof was distributed to everyone. After some discussion, re fence verses plants, it was decided to table the issue until more suggestions were investigated.

It was moved by Arlene and seconded by Alan, "That we go ahead and remove the cedars from the rooftop first and then assess the situation." Motion carried.

Financial Report - Moved by Arlene and seconded by Alan "That we bring the budget forward." Motion carried.

Moved by Nancy and seconded by Liz "That the budget be adopted." No discussion. Motion carried.

Outgoing Council Members were "thanked" for a job well done.

The list of new council members is as follows:

Pat Scott, Arlene Sweet, Barb McKoen, Eric Haalpalo, Joan Wood, Bob McClelland, and Marlene Franks.

Next regular meeting will be held on Monday, February 1st.

Pat adjourned the meeting at 8:15 p.m.

Door Pro: Contract was signed.

Fibre Optics: Telus is installing fibre optic cables in the area and has asked to make a presentation to the owners to offer free installation of connections to the units. March 6 is the current proposed date for the presentation. A confirmation notice of the date will be posted.

Maintenance: Flushing by the city has caused some discolouration of water, which now seems to have ended. Bob helped owners with some of these issues.

Garburators: A sign will be posted for owners to request to have their garburators removed. Pricing will be adjusted on how many will be done at one time.

Hot Water Tank: The tank appears to have been flushed with the pipes and the water is clear.

Correspondence: Letter to council was received from unit 204 which was read and discussed.

Letter to council was received from unit 304 regarding the noise bylaw which was read and discussed and concerns will be addressed.

NOTE: While Pat Scott is away February 12-28, Arlene Sweet will have the second set of master keys.

Meeting adjourned at 7:35pm.

January Maintenance

January 9 – A representative from Speedy Glass took measurements of the windows to be replaced in Pat's and Barb's suites.

January 9 – Spoke with Scott at Westech Mechanical and gave them approval to carry out kitchen drain and horizontal line cleaning. They will advise a time and date.

January 9 – Picked up replacement smoke detector for Arlene's suite. They have rescheduled their annual inspection to March 6th @ 9am.

January 11 – Received quote from Speedy Glass in the amount of \$5,453.70 to replace windows in suites #102 & #103.

January 13 – Action Integrated Security Solutions replaced the lock on the recreation room door. The lock was broken and we needed to gain access to activate the fans.

CARRINGTON 2449 STRATA
Annual General Meeting
January 23, 2017. 7:00 P.M.

14 residents present including members of the present council. In addition, two proxies were brought for absent owners.

Attendees: Pat Scott, Arlene Sweet, Bob McClellan, Marlene Franks, Joan Wood and Barb McKoen, Shiela Scott, Evelyn Olthuis, Angie Payne, Nancy Murchison, Liz Osolinsky, Ioan and Maria Munteau, Una Fester, Janet Condon.

Proxies were brought for Carol Wabe and Pat and Jeff Tracy. A quorum was declared.

Nancy Murchison moved and Shiela Scott seconded that the agenda be approved. Motion carried.

Minutes of last years minutes were read by Barb McKoen. Marlene Franks moved and Una Fester seconded, that the minutes be approved. Motion carried.

Presidents report. The president reminded everyone that as a self managed residence, we all share responsibility for maintaining the Carrington property.

The lock on the entrance to the common room has been replaced. To enter, turn the key in the lock and do not push it in, as the inside lock button will remain locked.

Owners were asked to remember to respect our neighbours and although we may have different viewpoints, we need to get along.

Housekeeping report - Alexandra has been doing a favourable job.

Social report: - We had 2 events during the past year. The barbeque and the Christmas dinner were both a success.

Gardening report - Gardening activities were performed from February through November during the year. The work on our property included lawn maintenance, pruning, planting, weeding and cleaning off of the walkway areas.

The work was completed through the end of the annual contract period.

Thank you to all the volunteer garden helpers throughout the year, especially Maria, Ioan and Bob.

Maintenance report - as per Bob - attached.

Treasurer and Insurance report. As attached.

NEW BUSINESS

Announcements -

Recycling - The president reminded the owners to shrink recycling materials as much as possible and follow the instructions placed above the recycling bins.

Pipes / drains - The pipes and drains will be flushed out in the near future.

Miscellaneous jobs - We are looking into the costs of having the garburators removed from the units of those who are interested in having this done. Costs will be borne by the owners.

Windows - Owners were requested to let Bob know of any fogged windows in their suites. Suites 305, 204 and 202 indicated they have foggy windows that need repair.

Depreciation report - Motion to waive report made by Evelyn Olthuis and seconded by Sheila Scott. Motion carried.

Gardening Proposal - Joan Wood made a motion to reduce gardening costs, that we contract with Jim's Mowing Ltd for \$4134.00 per year. Seconded by Nancy Murchison. Motion carried.

Suggested repair - replace schedule -

1. Able Irrigation request to upgrade sprinkler system was tabled.
2. Replacement of intercom system was tabled.
3. Roof maintenance work to extend life of the roof was discussed and tabled for the work to be done in the next few years.

Noise Bylaw - The president outlined a proposed noise bylaw which was discussed by the owners. Nancy Murchison made a motion, seconded by Marlene Franks, for the following bylaw to be approved:

Noise from equipment such as televisions, radios, stereos, musical instruments, washers, dryers, dish washers and any type of machinery as well as loud voices is not acceptable during the hours 11:00 p.m. to 7:00 a.m. Please avoid noise within suites, and in common areas and on the grounds that would disturb fellow owners in the stated hours.
Motion Carried.

Budget -

Arlene Sweet made a motion, That the budget be accepted as attached and as a result the fees will remain the same as 2016. Evelyn Olthuis seconded. Motion Carried.

Arlene Sweet made a motion, That the excess funds from 2016 be used to pay for the window replacement of suite 102 and 103 and the remainder of \$2,427.10 be brought forward to start 2017 with a balance. Evelyn Olthuis seconded. Motion Carried

2017 Council Members:

Barb McKoen is not wishing for her name to stand this year.

The new council members are as follows:

Pat Scott, Arlene Sweet, Joan Wood, Bob McClellan, Marlene Franks, and Janet Condon.

Meeting adjourned at 8:15 p.m.

MAINTENANCE – 2016

MARCH & APRIL

Allied Fire & Safety carried out their annual check of alarms, fire extinguishers and sprinkler system.
Able Irrigation opened the outside lawn sprinkler system.
Door Pro serviced the parking gate.
Westech replaced a fan belt on the roof exhaust fan in order to slow the fan speed.
Windows cleaned.

MAY

Viscount serviced the intercom system.

JUNE

Pressure washer purchased.

JULY & AUGUST

Replacement smoke detector obtained from Allied Fire & Safety to replace faulty one in unit #203.
Cedar hedge removed by G. Field's Tree Services.
Wasp nest near the alley in a pine tree sprayed by Gilpin's Pest Control.
Branches that were touching the building removed from a tree on east side of property.
Numerous bulbs replaced in the parkade as they are nearing their life expectancy.
Maintenance performed on parkade roof (podium). Roots removed and rocks and soil leveled.
Maintenance to be continued on the podium in 2017.
Concrete at front entry pressure washed.
Parkade floor pressure washed.
Timber at front sidewalk capped with treated lumber planks and railing secured with galvanized bolts.
Railing on podium installed by Lindahl Aluminum Ltd.
Rear driveway from parking gate to alley pressure washed.

SEPTEMBER

Replaced faulty smoke detector in unit #103.
Roofix carried out minor repairs to roof.
Pressure washed patio/balcony of unit #105.

OCTOBER

Lawn sprinkler system turned off by Able Irrigation.
All timers adjusted and all hoses and entry bench placed in hobby room.
Japanese cherry trees pruned by G. Field Tree Services.
Door Pro carried out routine maintenance and recommended that the Brake Block be replaced.

NOVEMBER

A representative from Canadian Home Improvement Centre added additional caulking to window in unit #103.

Allied Fire & Safety contacted as the low pressure indicator on the panel was flashing. Adjustments were made to the compressor and the low pressure switch. Failure to detect the flashing light could have resulted in a fire alarm.

Door Pro installed a new Brake Block on the parking gate.

DECEMBER

Technicians from Richmond Elevator and Westech Mechanical carried out routine maintenance as per contracts.

Various days throughout the month snow removal was necessary. Thanks to all those who assisted.

On 2 occasions the lobby floor had to be cleaned because of blood droplets and construction material.

Able Irrigation provided quote to upgrade our existing sprinkler system.

Small water leak detected in the parkade just above Liz's parking spot. Westech contacted and they will carry out pipe cleaning and establish source of the leak. We will also request an estimate to remove in sink erators.

JANURY 23, 2017 AGM MEETING STRATA NW 2449

Carrington Report

Balance forward	\$ 1,699.87	01/01/2017
Strata Fees	\$ 65,582.86	31/12/2016
Expenses	-\$ 54,080.77	
Contingency transfer	-\$ 5,640.00	
Misc. Income	\$ 418.85	
Bank Balance	\$ 7,980.81	
Less Balance forward	-\$ 1,699.87	from Dec 2016
Under Budget	<u>\$ 6,280.94</u>	

Bank Balance	12/22/2016	\$ 8,901.14
Outstanding	Westech	-\$ 152.25
Outstanding	Shaw	-\$ 768.08
Bank Balance		<u>\$ 7,980.81</u>

2017 was a good year for us no unexpected expenses that we could not cover within our Budget.

We are under Budget by : **\$6,280.94** plus the balance from 2015 \$1699.87. Giving us a Bank balance of \$7,980.81

Since I completed the Budget for 2017 we have had a repair come to light for window replacement of suite 102 & 103. This must be done asap.

I would like to make a motion that the excess funds from 2016 be used to pay for the window replacement of suite 102 & 103 and the remainder of \$2,427.10 be brought forward to start 2017 with a balance.

The quote for the Windows is \$5,453.71

New Budget: Has everyone reviewed

I have not changed the strata fees even though we are under budget, as there is always an increase in some of our expenses such as Hydro, Insurance, Fortris that I am not aware of yet.

If you accept this budget the fees will stay the same as 2016

Accept

Secunder

Vote

CARRINGTON 2449 STRATA
REGULAR MEETING
JANUARY 2nd, 2017

Present - Bob, Arlene, Marlene, Pat and Joan.

Financial report for December, 2016 and the whole of last year is distributed with these minutes.

Maintenance report. Bob read the report of maintenance activities for the month of Dec. 2016. The report is attached.

Housekeeping report. Alexandra thanks the Carrington for the Christmas gift.

Gardening no report.

Windows- request to be made for windows to be replaced for Units 102 and 103 regarding leakage issues.

Noise bylaw. Draft approved for presentation at A.G.M. Copy attached.

New Business.

Christmas Decorations are coming down, Saturday, Jan. 7th, as well as decorations in the lobby. This will be at 10:00 a.m., and volunteers are invited to help out.

Garburators.

After running the garburators, be sure to run the water for a good time afterward.

Smoke alarms

Allied Fire And Safety will be called to check on fire alarms early this year.

A.G.M. - January 23rd

Agenda copy included with these minutes.

Meeting adjourned 7:55 p.m.

8:16 AM
01/03/17
Cash Basis

Owners Strata Corp NW 2449
Profit & Loss
December 2016

	Dec 16
Income	
Strata Fees-received	5,465.23
Total Income	5,465.23
Expense	
Building Purchases Misc	102.96
Cable TV	768.08
Elevator	212.10
Garage Door	376.50
Garbage	172.06
Garden	575.00
Gas/Hot Water	165.56
Hydro/Electric	656.87
Janitorial	178.50
Safety/Fire	212.63
Social	210.22
Telephone/Intercom	32.69
Total Expense	3,663.17
Net Income	1,802.06

8:17 AM
01/03/17
Cash Basis

Owners Strata Corp NW 2449
Balance Sheet
As of December 31, 2016

	Dec 31, 16
ASSETS	
Current Assets	
Chequing/Savings	
Canada Trust G.I.C's	41,205.11
Contingency Reserve Fund	18,689.76
General Account	7,971.81
Total Chequing/Savings	67,866.68
Total Current Assets	67,866.68
TOTAL ASSETS	67,866.68
LIABILITIES & EQUITY	
Equity	
Retained Earnings	55,837.60
Net Income	12,029.08
Total Equity	67,866.68
TOTAL LIABILITIES & EQUITY	67,866.68

7:40 AM
12/30/16
Cash Basis

Owners Strata Corp NW 2449
Profit & Loss Budget vs. Actual
January 1 through December 30, 2016

	Jan 1 - Dec 30, 16	Budget	\$ Over Budget	% of Budget
Income				
Contingency Transfer	0.00	-5,624.84	5,624.84	0.0%
Interest Income	117.14			
Misc Income	418.85			
Strata Fees-received	65,582.86	65,407.66	175.20	100.3%
Total Income	66,118.85	59,782.82	6,336.03	110.6%
Expense				
Appraisal	735.00	735.00	0.00	100.0%
Bank charges	164.81	164.81	0.00	100.0%
Building Maintenance Misc	1,244.25	1,240.22	4.03	100.3%
Building Purchases Misc	1,259.16	1,154.59	104.57	109.1%
Cable TV	8,930.45	8,568.78	361.67	104.2%
Condo Fees	93.50	93.50	0.00	100.0%
Electrical/Contract	0.00	466.05	-466.05	0.0%
Elevator	2,672.25	2,618.72	53.53	102.0%
Garage Door	1,014.90	636.79	378.11	159.4%
Garbage	2,064.71	2,059.06	5.65	100.3%
Garden	7,080.75	7,180.65	-99.90	98.6%
Gas/Hot Water	1,865.39	2,812.42	-947.03	66.3%
Hydro/Electric	4,085.87	3,600.00	485.87	113.5%
Insurance	11,195.00	11,967.74	-772.74	93.5%
Janitorial	2,142.00	2,136.24	5.76	100.3%
Office Equipment	132.26	131.94	0.32	100.2%
Office Supplies	68.06	103.46	-35.40	65.8%
Plumbing & Heating	642.44	1,077.10	-434.66	59.6%
Repair/Replace	3,058.65	12,110.31	-9,051.66	25.3%
Roof	1,008.00	1,196.77	-188.77	84.2%
Safety/Fire	1,303.62	1,735.32	-431.70	75.1%
Social	522.21	443.55	78.66	117.7%
Sprinkler Exterior	667.25	1,050.00	-382.75	63.5%
Telephone/Intercom	392.28	391.23	1.05	100.3%
Water/Sewer	1,746.96	1,735.32	11.64	100.7%
Total Expense	54,089.77	65,409.57	-11,319.80	82.7%
Net Income	12,029.08	-5,626.75	17,655.83	-213.8%

MAINTENANCE -- DECEMBER 2016

Dec. 12 -- Technicians from Richmond Elevator and Westech Mechanical Services Ltd. Carried out routine maintenance as per contracts.

Various days -- Snow removal. With thanks to Pat, Joan, Una, Maria and Joan for their assistance.

Dec. 14 -- Pat was kind enough to mop the lobby and elevator as there were several blood droplets that the owner of unit #205 had not properly cleaned. It was also important that the entire area be disinfected which Pat did with Pinesol. The small carpet by the door should be replaced.

Dec. 19 -- Several brown spots, the size of loonies, were seen in the lobby extending from the front door to the elevator. Cleaned up but source not known. Appears to be some sort of construction material.

Dec. 23 -- Quote received from Able Irrigation. Arlene has printed copies for presentation at the January Council meeting.

Dec. 26 -- Small water leak detected in a pipe in the parkade. The leak is from a pipe located just above Liz's parking spot. Westech office is closed until the New Year and will be contacted at that time. I have checked every day since Dec. 26th and there was no indication of a leak.

Handwritten note in a circle:
Note 2016.1

It is felt by the council that our current noise by-law is not specific enough. Therefore, the following proposed by-law will be voted on at the AGM on Jan. 23, 2017:

“Noise from equipment such as televisions, radios, stereos, musical instruments, washers, dryers, dish washers and any type of machinery as well as loud voices is not acceptable during the hours 11:00pm to 7:00am. Please avoid noise within suites, in common areas and on the grounds that would disturb fellow owners in the stated hours.”

CARRINGTON STRATA 2449Regular meeting - December 5th, 2016

Meeting called to order at 1:00 P.M. Attending were: Pat Scott, Bob McClellan, Joan Wood, Arlene Sweet, Marlene Franks and Barb McKoen.

Minutes of the previous meeting were approved as distributed.

Financial report - as per attachment

Maintenance report - as per attachment.

Housekeeping report - everything going smoothly.

Gardeners report - as of the end of November, gardening was wrapped up for the season.

Old Business

- The Annual Christmas Dinner is being held this coming Saturday, Dec. 10th at 6:00 P.M. Further information regarding this is on the bulletin board in the lobby.

- If container for organic recycling has already been moved outside for collection on the day you wish to use it, please take your recyclables outside and place them in the container. Do not leave them in the parkade.

New Business

- The Annual General Meeting will be held on January 23, 2017.

- Some windows have been leaking in heavy rainstorms. Council will be looking into window replacement in the new year.

- There is a red light on the alarm panel in the lobby. It is to warn us that the fire alarm may go off. If anyone ever notices it, please notify any of our strata members immediately to have it checked out.

In the event of a storm such as we had on Monday of this week, if any of you are able to shovel snow, we would appreciate the help to have it done.

NOTICE

At no time of day or night should exit doors be left open and unattended by someone who lives in the building. This is a very dangerous practice and should ``never`` happen.

Meeting adjourn at 1:25 P.M.

3:22 AM
12/06/16
Cash Basis

Owners Strata Corp NW 2449
Balance Sheet
As of November 30, 2016

	Nov 30, 16
ASSETS	
Current Assets	
Chequing/Savings	
Canada Trust G.I.C's	41,205.11
Contingency Reserve Fund	18,206.23
General Account	6,639.75
Total Chequing/Savings	66,051.09
Total Current Assets	66,051.09
TOTAL ASSETS	66,051.09
LIABILITIES & EQUITY	
Equity	
Retained Earnings	55,837.60
Net Income	10,213.49
Total Equity	66,051.09
TOTAL LIABILITIES & EQUITY	66,051.09

3:21 AM
12/06/16
Cash Basis

Owners Strata Corp NW 2449
Profit & Loss
November 2016

	Nov 16
Income	
Strata Fees-received	5,465.23
Total Income	5,465.23
Expense	
Cable TV	768.08
Elevator	443.10
Garbage	172.06
Garden	634.79
Gas/Hot Water	173.85
Janitorial	178.50
Office Supplies	32.13
Plumbing & Heating	152.25
Telephone/Intercom	32.69
Water/Sewer	574.77
Total Expense	3,162.22
Net Income	2,303.01

Maintenance – November 2016

Nov. 7 – Light timers in rec. room and electrical room adjusted to reflect change to daylight savings time and reduced hours of daylight.

Nov. 16 – Representative from Canadian Home Improvement Centre (D. Bender) added additional caulking to Pat's window. A replacement window may be needed in the future.

Nov. 16 – Allied Fire & Safety contacted as Fire Alarm Panel indicated that service was required as there was low air pressure in the sprinkler system. Technician reset compressor and made an adjustment to the low pressure switch. He requested that we monitor the panel over the next few days.

Nov. 18 – Reply received from G. Field Tree Service. Gordon is satisfied that his crew carried out the pruning of the cherry trees in accordance with our work order. He is prepared to have a look when we next use their services to prune the tree located at the west of our property.

Nov. 25 – Door Pro installed a new Brake Block on the parking gate.

Carrington Strata 2449
Regular meeting - November 7, 2016

Present were : Pat Scott, Joan Wood, Marlene Franks, Arlene Sweet, Bob McClellan, and Barb McKoen.

Minutes of October meeting were adopted as distributed.

Financial Report - as attached.

Maintenance Report - as attached. In addition to this report; Richmond elevator attended and did their scheduled inspection.

Housekeeping Report - everything going smoothly.

Gardening Report - fall clean-up progressing.

We would request that if any of our residents who know of other condos who are pleased with the work of their gardener, that they try to get phone numbers for us.

Old Business

- Regarding roof maintenance. We are having the annual checks done and are up to date. Since we are coming close to the expected renewal date of the membrane, we will keep a close eye on anything that may need repairing.
- Cherry trees recently pruned, appear to be pruned unevenly. We will look into the reason for this.

New Business

Door Pro, from their recent inspection recommended that we need a new Brake Block. Moved by Joan and seconded by Arlene. "That we purchase a new Brake Block at the approximate cost of \$350.00" Motion carried.

By Laws - We will be looking to update our By Laws in the near future.

Please read the instructions on the wall regarding recycling!!!

If items are put into the wrong bins - someone has to correct it before the bins are put out for collection. This makes an even harder job for the "volunteers" who do this job for us.

- Our Christmas lights will be put up on the morning of December 1st. We will be decorating the lobby at the same time. Everyone is welcome to participate in this job.

- Our Christmas potluck dinner is being planned for Saturday, December 10th. Watch our bulletin board for more info regarding this.

- Moved by Arlene and seconded by Marlene "That we give a Christmas bonus of \$50.00 to our cleaner, Alexandra, and one of \$20.00 to our post person, Joey."
Motion carried.

- Regarding the parking garage. Discussion about painting lines on the walls to make it easier for people to line up their vehicle. No conclusion was reached. In the mean time it would be appreciated if everyone make a concerted effort to park as close to centered as possible in our parking stalls.

Bob - needs someone to commit to do the job of putting out the bin of perishable recyclables on Monday. He will speak with a couple of residents.

Meeting adjourned 7:35 p.m.

1:52 AM
11/07/16
Cash Basis

Owners Strata Corp NW 2449
Balance Sheet
As of October 31, 2016

	Oct 31, 16
ASSETS	
Current Assets	
Chequing/Savings	
Canada Trust G.I.C's	41,205.11
Contingency Reserve Fund	17,736.23
General Account	4,806.74
Total Chequing/Savings	63,748.08
Total Current Assets	63,748.08
TOTAL ASSETS	63,748.08
LIABILITIES & EQUITY	
Equity	
Retained Earnings	55,837.60
Net Income	7,910.48
Total Equity	63,748.08
TOTAL LIABILITIES & EQUITY	63,748.08

1:52 AM
11/07/16
Cash Basis

Owners Strata Corp NW 2449
Profit & Loss
October 1 through November 1, 2016

	Oct 1 - Nov 1, 16
Income	
Strata Fees-received	5,465.23
Total Income	5,465.23
Expense	
Building Purchases Misc	350.00
Cable TV	768.08
Condo Fees	93.50
Elevator	212.10
Garage Door	159.60
Garbage	344.12
Garden	1,150.00
Gas/Hot Water	138.37
Hydro/Electric	568.89
Janitorial	357.00
Office Supplies	32.13
Plumbing & Heating	152.25
Sprinkler Exterior	257.25
Telephone/Intercom	32.69
Tree Topping	630.00
Total Expense	5,245.98
Net Income	219.25

Maintenance – October 2016

Oct. 11 – Timer for outside lights, located in electrical room, adjusted.

Oct. 16 – Garden hoses and bench put in hobby room. One tap in parkade closed and another opened.

Oct. 18 – Sprinkler system turned off for the winter by Able Irrigation.

Oct. 18 – Japanese cherry trees pruned by G. Field Tree Services.

Oct. 20 – Garbage can placed in the front to facilitate the collection of leaves during the fall.

Oct. 21 – Door Pro carried out Preventive Maintenance Service Call on the parking gate.
Recommended replacement of the Brake Block. Door system meets current safety standards.

57th Air

CARRINGTON STRATA 2449
Regular meeting October 3, 2016

Meeting called to order 7:00 P.M.

Present were: Pat Scott, Joan Wood, Marlene Franks, Bob McCellan,
Arlene Sweet and Barbara McKoen

Minutes of previous meeting adopted as distributed.

Financial Report - as attached.

Maintenance Report - as attached.

Door Pro will be contacted to do maintenance check-up.

Able Irrigation will be contacted to shut off outdoor taps.

Housekeeping Report - Housekeeper has been advised to clean railings and door knobs on a regular basis.

Gardening Report - Gardeners are continuing with fall clean-up.

Fields to prune cherry trees at the end of November.

Regarding trees at the back of condo. A City arborist will check.

Also, the Fire Dept. will address our trees as to closeness to the building.

(See new Business)

New Business

After contacting the City re: trees the "attached" information has been gathered.

The books on the shelves, in elevator lobby, will be removed by October 14th.

Our up-coming depreciation report will include - entry phone, roof membrane which is close to 30 years and will soon need to be replaced. Also, some deterioration of the walls of patios will be addressed.

Noise - a reminder for anyone having company leaving in the evening. Please be advised to keep noise down as some residents have bedrooms that are close to the front door.

Meeting adjourned at 7:47 P.M.

5 AM
0/04/16
Cash Basis

Owners Strata Corp NW 2449
Profit & Loss
September 2016

	Sep 16
Income	
Misc Income	60.00
Strata Fees-received	5,465.23
Total Income	<u>5,525.23</u>
Expense	
Cable TV	768.08
Elevator	200.55
Garbage	172.06
Garden	575.00
Gas/Hot Water	135.62
Janitorial	178.50
Office Supplies	8.93
Roof	1,008.00
Social	166.57
Telephone/Intercom	32.69
Total Expense	<u>3,246.00</u>
Net Income	<u>2,279.23</u>

6:26 AM
10/04/16
Cash Basis

Owners Strata Corp NW 2449
Balance Sheet
As of September 30, 2016

	Sep 30, 16
ASSETS	
Current Assets	
Chequing/Savings	
Canada Trust G.I.C's	41,205.11
Contingency Reserve Fund	17,266.23
General Account	3,947.55
Total Chequing/Savings	<u>62,418.89</u>
Total Current Assets	<u>62,418.89</u>
TOTAL ASSETS	<u>62,418.89</u>
LIABILITIES & EQUITY	
Equity	
Retained Earnings	55,837.60
Net Income	6,581.29
Total Equity	<u>62,418.89</u>
TOTAL LIABILITIES & EQUITY	<u>62,418.89</u>

MAINTENANCE -- SEPTEMBER -- 2016

Sept. 2 -- Replaced faulty smoke detector in unit #103. Replacement unit provided by Allied Fire and Safety.

Sept. 12 -- Roofix carried out minor repairs to roof. They will provide detailed report with photos.

Sept. 14 -- Items in hobby room taken to the Worldserve thrift store.

Sept. 15 -- Timer adjusted on outside lights to reflect reduced hours of daylight.

Sept. -- 19 -- Pressure washed patio/balcony of unit #105.

Sept. -- 24 -- Replaced battery in smoke detector in unit #101. Detector not faulty.

Carrington Strata 2449
Regular meeting September 6, 2016

Meeting called to order at 7:00 P.M.

Present were: Pat Scott, Marlene Franks, Joan Wood, Arlene Sweet, Bob McLellan and Barb McKoen.

Financial Report - as per attached.

Maintenance Report - as per attached.

-Roof fix will do general maintenance and cleaning soon.

Housekeeping Report - everything is going well, Marlene was advised to ask our housekeeper to clean doors and door handles on a more regular basis.

Gardening Report - Pruning and general cleanup has begun.

New Business -

-Re: C.H.O.A. magazine, being circulated for each of us to read. Do not hold on to it. If you do not have time or do not wish to read it, pass it on to the next resident on the list..

-Our City Hall will send an arborist to look at the back trees. They are not to be pruned for view.

-Some of our patios are showing deterioration around the windows. We wish for everyone to keep an eye out for this and report it to the strata.

-Some garage door openers are presenting problems. If yours should, please have the batteries checked. If the batteries are O.K. then it could be that your garage door opener is giving out. Replacements can be purchased from the strata. Please see Pat.

-Elevator cost is going up \$10.00 per month in the new year.

-Renewal of our entry system will be discussed at our next A.G.M.

Bob moved and Arlene seconded "That we replace all smoke detectors in April 2017". Motion carried.

Meeting adjourned at 7:55 P.M.

7:04 AM
08/31/16
Cash Basis

Owners Strata Corp NW 2449
Profit & Loss
June through August 2016 (3 months)

	Jun - Aug 16
Income	
Interest Income	102.75
Misc Income	215.00
Strata Fees-received	16,395.69
Total Income	16,713.44
Expense	
Building Maintenance Misc	131.25
Building Purchases Misc	391.05
Cable TV	2,278.18
Elevator	601.65
Garage Door	159.60
Garbage	516.16
Garden	1,845.96
Gas/Hot Water	430.61
Hydro/Electric	1,160.62
Insurance	11,195.00
Janitorial	535.50
Office Supplies	9.00
Plumbing & Heating	152.25
Repair/Replace	2,428.65
Social	145.42
Telephone/Intercom	98.07
Water/Sewer	574.77
Total Expense	22,653.74
Net Income	-5,940.30

7:05 AM
08/31/16
Cash Basis

Owners Strata Corp NW 2449
Balance Sheet
As of August 31, 2016

	Aug 31, 16
ASSETS	
Current Assets	
Chequing/Savings	
Canada Trust G.I.C's	41,205.11
Contingency Reserve Fund	16,796.23
General Account	2,138.33
Total Chequing/Savings	60,139.67
Total Current Assets	60,139.67
TOTAL ASSETS	60,139.67
LIABILITIES & EQUITY	
Equity	
Retained Earnings	55,837.60
Net Income	4,302.07
Total Equity	60,139.67
TOTAL LIABILITIES & EQUITY	60,139.67

MAINTENANCE – JULY AND AUGUST 2016

July 12 – Obtained a replacement smoke detector from Allied Fire & Safety to replace faulty one in suite #203.

July 13 – Cedar hedge removed by G. Field's Tree Service. They also provided a quote of \$600 to prune and shape the 3 cherry trees in September.

July 14 – Wasp nest sprayed by Gilpin's Pest Control.

July 14 – Neighbour pruned Mountain Ash.

July 14 – Invoice for \$1050 received by email from G. Field's Tree Service.

July 16 – 2 branches removed from tree on east side of property.

July 18 – Replaced 9 bulbs in parkade. 2 boxes of bulbs (2x10) purchased from Home Depot.

July 21 – Lindahl Aluminum Ltd took measurements for railing. An additional 10' was added to cover west portion to ladder. Amended quote to be submitted.

July 23 – With assistance from Ioan and Maria cleaned up parkade roof, removing roots and leveling rocks and soil.

July 25 – Pressure wash entry concrete.

July 26 & 27 – Pressure wash parkade floor.

July 29 – Shut water off to zone #9 (parkade roof).

August 4 – Capped timber at front sidewalk with 2 6' treated planks and secured railings with galvanized bolts.

August 5 – Received quote of \$3,860 + GST from Dallas Watt Demo Ltd. To remove soil and rocks (gravel) from parkade roof.

August 8 – Strata Council meeting held to discuss Dallas Watt Demo quote. It was decided not to go ahead with the project. Over a period of time soil will be

removed and spread in the flower beds but the rocks will remain in order to reduce the amount of dust.

August 10 – Railing installed by Lindahl Aluminum Ltd.

August 15 – Pressure washed rear driveway from parkade gate to alley.

Sept. 2 – Replaced faulty smoke detector in suite #103. Replacement supplied by Allied Fire & Safety.