

Receivables Report

The Strata Manager reviewed with Council those strata lots having outstanding balances as of the date of the meeting. Subsequent to this review, it was

MOVED AND SECONDED:

That a lien be registered against strata lot 217, and all costs incurred in the collection of the outstanding balance be assessed against the account of said strata lot in accordance with the provisions of the bylaws of the Strata Corporation and the Strata Property Act of BC.

MOTION CARRIED UNANIMOUSLY

Audit

It was then

MOVED AND SECONDED:

That Donald G. Guthrie, Chartered Accountant, be appointed auditor for the fiscal year ending September 30, 2015.

MOTION CARRIED

Collections

The Strata Manager tabled for Council's information copies of correspondence from Hammerberg Lawyers LLP with respect to foreclosure action initiated against a strata lot.

2) Staff Report

Caretaker

The Strata Manager tabled for Council's information copies of correspondence regarding the release of one of the caretakers, weekly report submissions and coffee table damage.

With respect to the above, it was noted by Council that the damage to the coffee table had occurred some time ago and was not the result of the user group who had recently noticed the same.

Fraser Health Authority

The Strata Manager tabled for Council's information copies of correspondence from the Fraser Health Authority with respect to their new website.

Lifeguards

It was noted by Council that any resident wishing to submit an application for work as a lifeguard or swimming instructor at the swimming pool for the upcoming 2016 summer swimming season should submit their applications to Strataco Management Ltd. Applications should include verification of National Lifeguard Pool Option certification, Red Cross Water Safety Instructor certification and current First Aid certification.

Caretaker Applications

The Strata Manager tabled copies of the caretaker application forms received to date. It was noted that applications were still being received. It was agreed by Council that staff would wait approximately seven to ten days for more applications to come in and then

forward the applications received to Council. A short list of applicants would be created and the Strata Council could arrange a suitable time for interviews thereafter.

3) Landscaping

Precision Landscaping

The Strata Manager tabled copies to Precision Landscaping regarding invoicing submitted for the clearing of grass and weeds from asphalt roadway gutters. Members of Council noted that invoicing received to date was considered excessive by the Strata Council and included allowances for work that was outside the original intended scope of work. Staff were requested to contact the contractor once again regarding an attempt to arrange for suitable adjustments to the invoicing submitted.

Bartlett Tree Experts

The Strata Manager tabled copies of correspondence to Bartlett Tree Experts confirming the authorization granted to Bartlett to proceed with tree maintenance work as approved by Council at the previous meeting.

4) Insurance

2016 Insurance Policy Renewal

The Strata Manager tabled copies of a report and recommendation to Council on the renewal of the Strata Corporation's insurance policy. Members of Council concurred with staff's recommendation in this matter, after which it was

MOVED AND SECONDED:

That staff's recommendations be ratified and that the 2016 Strata Corporation insurance policy be placed with HUB International Coastal Insurance as per their policy submission.

MOTION CARRIED UNANIMOUSLY

Insurance Policy Certificate

The Strata Manager tabled for Council's information a copy of the 2016 insurance certificate received from Hub International, which is also attached to the minutes for the information of the owners. Please retain this information for future reference.

5) Completed Items

The Strata Manager advised that since the last meeting of the Strata Council the following items had been completed: notification to contractor regarding repairs to cedar siding at recreation centre; notification to contractor regarding awarding of painting contract for recreation centre and pool equipment buildings; notification to Imperial Paddock Pools that their quotation for repairs to the plaster surface of the swimming pool has been accepted; authorization to Creative Handyman to replace two stolen convex mirrors.

Regarding the above, it was noted that the work at the swimming pool and recreation centre would be scheduled so as not to interfere with the summer swimming season and make use of available good weather when the same arrives.

6) **In Progress**

The Strata Manager advised that the following remained in progress: repair to leak in closet of recreation centre by Total Projects.

7) **Correspondence**

The Strata Manager tabled for Council's information copies of correspondence pertaining to removal of weeds and grass from roadway gutters; request for permission to widen a driveway.

8) **Parking**

The Strata Manager tabled for Council's information copies of correspondence to various owners regarding the improper parking of motor vehicles along roadways within the Strata Corporation and on strata lots.

9) **Bylaws**

It was noted by Council that included in the provisions of the operating budget approved by owners at the Annual General Meeting, was funding to allow for legal counsel to review the Strata Corporation's bylaws and to make recommendations on updates to the same. It was then

MOVED AND SECONDED:

That staff be authorized to forward the Strata Corporation's bylaws to legal counsel and to include notes created by the Strata Council for possible inclusion and amendments to the bylaws.

MOTION CARRIED UNANIMOUSLY

OTHER BUSINESS:

Parking

Members of Council discussed concerns regarding the improper parking of motor vehicles in the Parkland Drive visitor parking lot. It is noted by Council that this parking lot is for guests of residents of River Springs and not for residents of River Springs. It was noted that concern had been expressed that some residents may be using the visitor parking lot as alternative secondary parking.

Staff were requested to remind the caretaker to review for improperly parked vehicles in the visitor parking area and to arrange for the supply and installation of a sign for the visitor parking area.

Tree Pruning

Staff were then requested to ask a tree maintenance contractor to prune back a tree obscuring a lamp post that illuminates the visitor parking lot.

Sink Hole

It was then confirmed that a contractor has been requested to repair a sink hole near the corner of Lodge and Shaughnessy as well as to straighten a leaning sign post at the same intersection.

ADJOURNMENT:

There being no further business, the meeting adjourned at 8:17 pm, until Monday, February 22, 2016, at 7:00 pm in the recreation centre.

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