

MINUTES OF THE MEETING OF THE STRATA COUNCIL, STRATA PLAN NW 939, RIVER SPRINGS, HELD ON MONDAY, JUNE 19, 2017, AT 7:00 PM IN THE RECREATION CENTRE, 1950 LODGE DRIVE, COQUITLAM, BC

Council in attendance: Darren Berg, President
Barry Wilson, Vice President
Jose Lopez, Treasurer (departed 7:15 pm)
Chris King, Garden Committee
Laura Woodward, Social-Recreation Committee
Annice Hardin-Tibando

Allan Grandy,
Strataco Management Ltd.

Guest in attendance: Owner of strata lot 250

CALL TO ORDER:

The meeting was called to order by the Strata Council President, Darren Berg, at 7:02 pm.

MINUTES OF THE MEETING OF MAY 15, 2017:

It was

MOVED AND SECONDED:

That the minutes of the meeting of May 15, 2017 be adopted as distributed.

MOTION CARRIED

BUSINESS ARISING FROM THE MINUTES:

There was no business arising from the minutes.

PRESIDENT'S REPORT:

The President reported that he continued to receive favourable comments on the work of the new landscaper. He confirmed that an abandoned RV was recently removed from the Parkland Drive visitor parking area. Some of the new signs installed in the visitor parking area have been removed and/or vandalized.

STRATA MANAGER'S REPORT:

1) **Finance Report**

Financial Statements

The Strata Manager tabled the financial statement for the month of April 2017. The Treasurer commented on his review of the financial statement, and in particular various expenses incurred by the Strata Corporation through the end of April. At the conclusion of the discussion it was

MOVED AND SECONDED:

That the financial statement for the month of April 2017 be adopted as distributed.

MOTION CARRIED

Receivables Report

Consideration of the receivables report was tabled to the end of the meeting.

GIC Renewal

The Strata Manager tabled correspondence concerning renewal with RBC Dominion Securities of a maturing GIC which formed part of the Strata Corporation's contingency reserve fund.

Arrears Notices

The Strata Manager tabled arrears notices sent to strata lot owners who had not paid their strata fees.

2) Staff Report

Council Meeting Directives

The Strata Manager tabled for Council's information a summary of various action items arising from the last meeting.

Caretakers

The Strata Manager tabled for Council's information the caretaker reports received since the last Council meeting.

City of Coquitlam

The Strata Manager tabled correspondence to the City of Coquitlam Bylaw Enforcement Department concerning a report received by the Strata Council of an unauthorized secondary suite at a strata lot in River Springs.

Pavement Repair

The Strata Manager tabled correspondence confirming the awarding of the pavement repair contract to Dot Com Paving as authorized by the Strata Council.

3) Completed Items

The Strata Manager advised that since the last meeting of the Strata Council the following items had been completed: repair to broken door knob at pool entry gate; irrigation system along Shaughnessy Street repaired by University Sprinklers; account opened with Coquitlam Towing; removal of abandoned vehicle from visitor parking lot; installation of towing contractor signs; re-keying of recreation centre and pool equipment rooms; swimming pool pump wiring repaired by Global Electric.

4) In Progress

The Strata Manager advised that the following remained in progress: asphalt repair near strata lot 87 by DotCom Paving; repairs to blind in recreation centre by Brite Blinds.

5) Landscaping

Tree Pruning

The Strata Manager tabled correspondence to The Tree People advising of acceptance of their proposal for pruning the large evergreen trees along Shaughnessy. The Strata Manager also tabled correspondence to Bartlett Tree Experts indicating that their proposal had not been accepted.

Lawn Care Plus

The Strata Manager tabled copies of correspondence to the landscaper informing them of the favourable comments received by Council concerning their performance, and notifying them of an area of lawn along Shaughnessy Place which had not been mowed.

6) Correspondence

The Strata Manager tabled copies of correspondence regarding welcome packages; lawns requiring cutting; report of problem tree; tubing event down Coquitlam River; use of RV parking stalls; submission of insurance for RV units; denial of request for donation; charging back of electrical repair costs to strata lot; rental inquiry; alleged improper parking.

It was noted that in keeping with the instructions of the Strata Council, the insurance deductible charged by the Strata Corporation's insurers had been charged back to a strata lot owner as a result of renovations being made to the electrical system in the strata lot causing damage to the main power cable supplying the strata lot from an electrical kiosk.

The Strata Manager noted that correspondence received from an owner would suggest that a letter previously sent to them concerning improper parking along a roadway was not the result of actions of a resident or guest of the strata lot.

7) Parking

The Strata Manager tabled correspondence forwarded to various strata lots in regards to reports of improper parking on roadways.

Council again reminds all residents that parking motor vehicles on roadways within River Springs is expressly prohibited as the roadways are designated fire lanes.

8) Bylaws

Council discussed at length the draft bylaws prepared by the Bylaw Review Committee. A number of comments were made and questions were raised while reviewing the bylaws. Some further amendments were made to the draft bylaws, and staff were asked to provide some additional guidance on the wording of several specific bylaws for Council's consideration. It was agreed that the bylaws would be discussed further at a subsequent meeting.

OTHER BUSINESS:

The guest in attendance left the meeting.

Use of Recreation Centre Parking

Council considered a request from the nearby school to use the Strata Corporation's recreation centre parking area by parents wishing to park and then walk their children to school. The request was made due to the lack of adequate parking along Shaughnessy Street and on the school grounds. It was agreed that it would not be appropriate for the Strata Corporation to provide additional parking space for the school.

Receivables Report

Council reviewed the receivables report and it was noted that no action was being recommended other than those actions already initiated by the Strata Council.

Newsletter

Council noted that at the next meeting they would discuss potential changes to the newsletter and what changes, if any, could result in cost savings to the Strata Corporation.

Use of Lake

Staff were requested to ask Mr. John Jakse whether the Department of Fisheries and Oceans permits fishing in the lake.

ADJOURNMENT:

There being no further business, the meeting adjourned at 9:07 pm, until Monday, July 17, 2017, at 7:00 pm in the recreation centre.

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/sj