

STRATA MANAGER'S REPORT:

1) Finance Report

Financial Statements

The Strata Manager tabled the financial statements for the months of June and July 2017. The Treasurer reported on his review of the financial statements, after which it was

MOVED AND SECONDED:

That the financial statements for the months of June and July 2017 be adopted as distributed.

MOTION CARRIED

Receivables Report

The Strata Manager reviewed with Council those strata lots having outstanding balances as of the date of the meeting. No action was recommended by staff on any collection matters other than those actions already initiated by the Strata Council.

Arrears Notices

The Strata Manager tabled copies of arrears notices sent to those strata lot owners with unpaid strata fees.

Collections

The Strata Manager tabled correspondence exchanged with Hammerberg Lawyers LLP concerning foreclosure action initiated against strata lot 26.

2) Staff Report

Council Information and Directives

The Strata Manager tabled for information various communication exchanged with the Strata Council along with a listing of the action items arising from the previous Council meeting.

Rental Information Sheet

The Strata Manager tabled the updated rental information sheet, noting that as of July 18, 2017, 36 strata lots were known to be rented at River Springs.

Caretakers

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

Pool Incident

The Strata Manager tabled correspondence to Priority Building Services concerning an incident at the swimming pool. It was noted that the concern was immediately addressed by the contractor to the satisfaction of 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: removal of abandoned furniture left on site; repair to fire hydrant leak; shutdown and winterization of swimming pool.

4) In Progress

The Strata Manager advised that the following remained in progress: Shaughnessy boulevard tree pruning work.

Council noted that earlier in the month staff had been given instructions to ask the tree pruning contractor to stop work as a result of concerns expressed by owners in the area where trees had been pruned. The Strata Council advised that generally it was not satisfied with the work being done. A proposal was reviewed from Bartlett Tree Experts to complete the outstanding tree maintenance and after discussion it was

MOVED AND SECONDED:

That Bartlett Tree Experts be retained to complete the balance of the Shaughnessy boulevard tree pruning work, and that Lawn Care Plus be asked to remove debris left on the boulevard by the initial tree pruning contractor.

MOTION CARRIED

5) Correspondence

The Strata Manager tabled copies of correspondence regarding welcome packages; lawns requiring cutting; parking stall use; RV unit insurance coverage; removal of refuse; assessment of parking fines; yoga classes; pet bylaw infraction; trimming back of garden growth over sidewalks and fire hydrant; noise complaint; pruning of boulevard trees; modification to strata lot; status of owner's account.

6) Parking

The Strata Manager tabled correspondence forwarded to various strata lots in regards to reports of improper parking on roadways within River Springs. Council noted an additional residence where improper parking on the roadway has been observed, and staff were requested to ask the caretakers to monitor the area for follow up action.

7) Landscaping

Tree Pruning

The Strata Manager tabled correspondence to The Tree People regarding the pruning of additional trees along the Shaughnessy boulevard and concerns over the pruning work in progress.

Lawn Care Plus

The Strata Manager tabled correspondence to Lawn Care Plus regarding the cleaning of grass and weeds from the roadway gutter edge.

Bartlett Tree Experts

The Strata Manager tabled correspondence to the contractor concerning a possible hazardous tree, asking that the tree be inspected and a report be provided for Council's information.

OTHER BUSINESS:

Preschool Playground Area

Staff were requested to ask Bartlett Tree Experts to inspect the large cedar trees near the preschool playground area for pruning requirements, and also to raise the canopies of the trees on the Shaughnessy side of the playground. Staff were further asked to arrange for a contractor to inspect the preschool playground swing set to ensure the safety of the overhead beam.

Bow and Elizabeth Playground

Staff were requested to obtain a budgetary estimate to remove pea travel and replace it with engineered wood fibre on the playground at Bow and Elizabeth.

Playground Gate Locks

Council noted that vandalism had occurred to some of the playground gate locks and staff were requested to ask the handyman to purchase replacement locks from Steelguard Fencing.

Bylaws

Council noted that the proposed bylaw draft had been updated and further reviewed by Council. It was agreed that the draft should now be reviewed by legal counsel for further comment and update as required. It was

MOVED AND SECONDED:

That staff send the proposed bylaw amendments to legal counsel for review.

MOTION CARRIED

Halloween Party

Council discussed the upcoming Halloween party, after which it was

MOVED AND SECONDED:

That funding in the amount of \$1,400.00 be provided for fireworks, and that a member of Council make arrangements for the purchase and supply of hot chocolate.

MOTION CARRIED

"Big Bin Days"

Council discussed the scheduling of "big bin days", and it was agreed that they would be held on Saturday, November 4, 2017, between the hours of 9:00 am and 3:00 pm at the recreation centre. Council reminds all owners that recyclable items such as appliances, drywall, paint, electronics, batteries etc. may not be placed in the bins at the recreation centre. These items must be taken to an appropriate recycling depot.

ADJOURNMENT:

There being no further business, the meeting adjourned at 8:31 pm, until Monday, October 23, 2017, at 7:00 pm in the recreation centre.

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