
Minutes of the Strata Council Meeting

Grandview & Parkview Courts • Strata Plan LMS 1328

Held on:

Thursday, November 24, 2005

In the Amenity Room at 10523-134th St. Surrey, BC

MINUTES

In Attendance

Ann Chambers - President Holly Chartier – Vice President
Virginia Guay Chris Downs
Brian Spencer - Dorset Realty Group Canada Ltd.

Absent with leave: Trevor Wilson

1. Call to Order

The Strata Council President Mrs. Ann Chambers at 7:03 PM, called the meeting to order.

2. Approval of the Minutes of the Last Meeting.

It was **MOVED** and **SECONDED** and **CARRIED** to adopt the minutes of October 20, 2005.

3. Business Arising from the Previous Minutes

Planter trees.

It was suggested that the trees #10 and #11 located on a plot plan of the landscaping provided, be removed to another location.

It was agreed to find out what the cost would be for removing the two red trees that flank the PC entrance lobby and to replant them into two of the planters that are located along the east side of the visitor parking lot.

Pruning

It was agreed to prune back the playground hedge to the height of the top of the concrete tree planter boxes.

Traffic light at 105th and 134th

Council reported that it has been confirmed the City of Surrey is in receipt of the Council's request for a traffic light to be installed at this intersection.

CMHC Class action lawsuit

An owner at Parkview Court offered to be one of the "plaintiffs". The owner reported that she did not get a reply from the lawyers who are initiating the class action lawsuit against CMHC so it can be assumed they have chosen someone else to be one of the plaintiffs.

4. Regular Business

Property Managers Report

Directives

24 Directives from the meeting held on October 20, 2005 were reviewed.

PC Exercise room camera quote

It was **MOVED and SECONDED** to install a security camera in the exercise room of Parkview Court at a cost of \$1,490.00 plus GST.

Discussion: The level of vandalism has escalated in the past few months to the point where costs to carry out repairs is climbing to unacceptable levels. It was felt the cost of the camera would be soon offset by savings in costs to repair items caused by the vandalism.

The **MOTION** was **PASSED**

Building

Dryer duct cleaning

The dryer duct cleaning has been completed. There were 23 units in GC and 10 in PC that were not cleaned due to not having access to the suite.

Access to suites-dryer ducts

It was **MOVED and SECONDED** to send a letter to the owners who did not make arrangements to allow entry to their strata lot to have their dryer duct cleaned. These strata lot numbers will be recorded. In the future, should these owners report a deficiency like a stained ceiling or need repairs that are a result of not having the dryer duct serviced and cleaned, the Owner will be required to arrange for these repairs and will have to pay for the resultant costs associated with these repairs. The units recorded to date include Grandview Court: #1505, 1502, 1403, 1402, 1004, 1002, 903, 902, 901, 806, 805, 803, 606, 601, 508, 507, 505, 410, 407, 405, 402, 302, 206.

Parkview Court: #415, 413, 410, 407, 312, 311, 310, 206, 202, 108.

The **MOTION** was **PASSED**

Dryer Booster Fans

It was **MOVED and SECONDED** to include \$2,000.00 in the annual budget for the installation of dryer duct booster fans in strata lots that show that there is a damaging condition that warrants the installation of a booster fan. The booster fan installations will be scheduled on a first come first serve basis and once the budget expenditure of \$2000.00 is reached, no further installations will be scheduled.

The **MOTION** was **PASSED**

Building Envelope Warranty certificate

Mr. John Mendes, lawyer for Lesperance Mendes, at no cost to the Strata, has sent a letter to John Watt of Willis Canada INC. requesting that the owners of LMS 1328 be provided with a copy of the policy and warranty certificate.

Caretaker tenant insurance required.

The Manager reported that the new lease agreement requires the tenant to carry personal insurance. This has been confirmed and a copy was sent to the landlord.

Meeting Room Rules

Council discussed the current bylaws and the rules that are in place for the Meeting room. Discussion took place regarding the various types of functions that the room

may be used for. It was agreed the bylaws and rules regarding the type of use do not require any additions or changes.

Meeting room non-refundable user fee.

It was **MOVED** and **SECONDED** to add a new rule.

Meeting rooms – Grandview Court and Parkview Court

Non-refundable user fee

Despite the \$50.00 "refundable user fee in bylaw 37", a non-refundable user fee of \$10.00 is required for the use of the meeting room in Grandview or Parkview Court.

Discussion: It was discussed that the \$50.00 refundable user fee does not offset any regular wear and tear repairs or for regular maintenance items such as carpet cleaning, painting etc. It was noted that a new rule for a user fee is not applicable until it is ratified at the next Annual General Meeting.

The MOTION was PASSED

Small Claims lawsuit – Smahon vs LMS 1328

A date for a Small Claims Settlement Conference has been set for 9:30 AM, January 6, 2006.

It was **MOVED** and **SECONDED** to invite Mr. Paul Mendes to attend the settlement conference.

The MOTION was PASSED

Grounds

Tree replacement

It was **MOVED** and **SECONDED** to remove two dead cedar trees on the south side of the Grandview Ct. Building and replace them with the same species at a cost of \$95.00.

The MOTION was PASSED

Landscape quotes

It was **MOVED** and **SECONDED** to obtain quotes from other landscape firms before considering renewing the current contract in February.

The MOTION was PASSED

Current Financial Statement

Council reviewed the financial statement for October 2005.

The operating account balance as of October 31, 2005 = \$16,970.72

The Contingency Reserve Fund Balance as of October 31, 2005 = \$110,937.21.

Receivables report.

The total amount of money owing to the Strata Corporation as of November 23, 2005 = \$18,414.99. There are 7 Strata lot owners that have a lien registered against their title at the land Titles Office at the present time representing approximately \$13,000.00 of the money owing. There are 2 Strata Lots owing money for repairs totalling \$3,100.00.

To review and approve a Proposed Budget for 2006-2007

It was **MOVED** and **SECONDED** to approve a proposed budget to be presented to the owners at the upcoming Annual General Meeting. The budget will include a proposed increase in the Strata Fees of 3%.

The MOTION was PASSED

Correspondence

- GC - Letter to an owner - Warning – Vehicle insurance.
- GC - Letter to an owner -Occupancy questioned. Illegal renter?
- GC - Letter to an owner-marijuana smell.
- GC - Letter to an owner - Warning – Pet bylaw-carry dog.
- PC - Letter to an owner - Warning – Pet Bylaw – no pet approval.
- GC - Letter to an owner - Warning – gym lights left on and window open.
- GC - Letter to an owner - Fine Notice – rollerblading in lobby.
- GC - Letter to an owner - Warning - Pit bull.

Lobby Door release mechanism - GC

Council reviewed a letter from an owner who complains that the door release bar when it is pushed to exit the building is loud. The bar has been checked and apparently there is no way to make it quieter. It was agreed that the bar is in place for security and safety device and must remain as is.

5. New Business

104th Ave. Roadway dirty

The developer will be advised to keep the roadway cleaner.

Fire Hydrant

It was noted that vehicles are frequently blocking the fire hydrant on 104th Ave.

New Rule

It was **MOVED** and **SECONDED** to amend an existing rule.

Existing rule:

HOLIDAY LIGHTING

Christmas lighting is allowed on balconies from December 1 to January 15 only. No other decorative seasonal lighting is permitted.

To delete: "from December 1"

To insert: from November 15.

The MOTION was PASSED

Netting on a balcony

It was reported that a unit in GC has some poles with a netting on the balcony.

Pet control

It was reported that a resident at GC, although exempt from carrying their dog, is not keeping it under control. The dog was observed dragging its butt across the lobby carpeting.

6. Adjournment

There being no further business the meeting was adjourned at 9:00 PM until the next **ANNUAL GENERAL MEETING** to be held on **Thursday, February 2, 2005** at 7:00 PM at the Days Hotel - Surrey City Centre, 9850 King George Highway, Surrey, B.C.

If you require information regarding your strata maintenance fee payment account, please call the accounting department at Dorset Realty Group Canada Limited @ 604-270-1711 ext 125;
Fax 604-270-8446 or e-mail general@dorsetrealty.com

**To all owners: these minutes hold historical information and form an important part of information that may be required by you when it comes time to sell your strata lot or to arrange future financing.
It is recommended that you keep all the Minutes of all meetings and the Annual General Meeting minutes in a safe place for future reference.**