
Minutes of the Strata Council Meeting

Grandview & Parkview Courts • Strata Plan LMS 1328

Held on:

Thursday, March 13, 2008

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

MINUTES

In Attendance

Darren Crum – President Virginia Guay – Vice President

Andrew Meggait– Secretary

Murray Clough

Brian Spencer - Dorset Realty Group Canada Ltd.

Absent: Len Specht – Treasurer, Paul Caouette, Philippa Powers

1. Call to Order

The Strata Council President Mr. Darren Crum at 7:17 PM, called the meeting to order.

2. Approval of the Minutes of the Last Meeting.

It was **MOVED and SECONDED** to adopt the minutes of February 21, 2008 with three amendments. 1- Change Mrs. to Mr. Darren Crum in the "Call to Order".

2-Under "Strata Storage boxes" it should be that Council wants to pull the boxes Dorset has stored and move them to Grandview Court for storage thereby eliminating the storage fee.

3-An Owner had their tires flattened – at 10533 (not 10523) – it appears to be an isolated incident.

The MOTION was PASSED with the recommended changes.

3. Business Arising from the Previous Minutes

There was no business arising.

4. Regular Business

Property Managers Report

Directives

Council reviewed eighteen directives from the last meeting of February 21, 2008.

Accessibility to the amenities rooms

The cost will be obtained to install Proximity card readers for the amenity room doors in both buildings.

Furniture for the amenities rooms

Council reviewed photos provided by the Property Manager of an amenity room in another complex. Council will look into the cost of two smaller inexpensive bridge style tables.

Financials/Receivables

Council reviewed and approved the January 31, 2007 financial statement.

The operating Account balance as of January 31, 2007 = \$61,139.49

The Contingency Reserve Fund Balance as of January 31, 2007 = \$94,282.22

Receivables report.

The receivables as of March 31, 2006 = \$28,514.90.

Incident Report

The Caretakers reported an incident to Council pertaining to a tenant's contravention of the bylaws.

Building

Noise – Bylaw contravention

Due to the fact that three members of Council are absent, further discussion on a noise complaint is postponed until the next meeting.

PBEM – Review #3

It was **MOVED and SECONDED** to form a review committee made up of Council members Darren Crum, Murray Clough and Andrew Meggait. The Committees mandate will be to review the report and make recommendations to Council.

Discussion: The committee will focus on assisting Council to decide what repairs should be targeted and completed and by whom; make recommendations on the source of funds to complete the recommended repairs and assist Council to decide when to complete the recommended repairs.

The MOTION was PASSED

#1105 – Toilet Overflow

It was **MOVED and SECONDED** that the \$5,000.00 deductible portion of the damage costs will be billed back to the owner of #1105-10523 in accordance with the bylaws where the owner is found to be responsible for the damage. Balfour Restorations will complete the restoration at a cost of \$5,748.77 Inclusive of GST.

Discussion: A second quote from Trak Projects of \$6,562.50 was not approved.
The MOTION was PASSED

Grounds

Concrete planters

In response to a request from Council, Paraspace will forward a proposal to improve the appearance of these planters. Council's suggestions included, at the minimum, planting a cedar in the centre of each planter.

Correspondence

Council reviewed the correspondence.

Requests from owners:

10523 – Garbage removal costs.

It was **MOVED and SECONDED** that after reviewing the evidence, the costs for extra trash removal of a mirror and carpet will stand.

The MOTION was PASSED

10523 – Request to reverse garbage removal costs

It was **MOVED and SECONDED** that after reviewing the evidence and the multiple photos of the numerous trips to the garbage room by the owner carrying large dresser parts, the costs for extra trash removal will stand.

The MOTION was PASSED

10523 – Marks caused by stroller wheels on the carpet.

It was **MOVED and SECONDED** to reverse the charge for carpet cleaning in the amount of \$78.75.

The MOTION was PASSED

Extra Garbage

Council is concerned by the number of incidents of the contravention of the rules pertaining to only depositing household garbage into the Strata garbage bins.

It was **MOVED and SECONDED** to provide owners with a list of trash removal firms that they can call themselves in order to remove renovation materials, furniture, appliances, carpet, underlay, wood flooring etc.

The MOTION was PASSED

Rule:

Disposal of Appliances-Carpet –Other debris (other than regular garbage)

Residents/Owners/Tenants/Occupants are not permitted to deposit materials or debris of any kind, other than regular household garbage into the garbage bins provided by the Strata Corporation.

This includes material or debris from any in-suite upgrades, repairs or renovations, including appliances, furniture, beds or mattresses or carpeting or underlay, or paper or materials or any other materials relating to a business etc.

Residents/Owners/Tenants/Occupants must not place or leave the above items for any period of time anywhere in the Common Area inside of the building nor on the exterior of the Common Property grounds, and must remove these items at their own expense.

Pet Request - #311-10523

It was **MOVED and SECONDED** to approve the owner's application for a pet, namely an 18 to 20 LB Pug dog subject to the successful closing of their sale to the buyer.

The MOTION was PASSED

5. New Business

Letters from an Owner and a Resident

It was **MOVED and SECONDED** to forward letters received from an owner and a resident to the solicitor for the strata corporation for review.

The MOTION was PASSED

6. Adjournment

The meeting was adjourned at 9:52 PM until the next meeting to be held on **Thursday, April 24, 2008** at 7:00 PM in the amenity room at 10523 134th St., Surrey, BC.

Respectfully Submitted - Dorset Realty Group Canada Ltd.

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.**

MARCH 23, 2008

TRASH REMOVAL FIRMS

Keep this list handy

**DISCLAIMER: THIS LIST IS FOR INFORMATION PURPOSES ONLY.
THE STRATA COUNCIL DOES NOT IN ANYWAY TAKE RESPONSIBILITY FOR THE SERVICES OR THE
COSTS PROVIDED BY THESE FIRMS.**

➤ **Garbage Good Guys Inc - 778-238-7274** Free Call
NEED A GOOD DUMP? Don't Delay, Call Today! Professional Same Day Service, Free Estimates. Let us take the stress out of your mess. Hand Loading Service - Roll-Off Bin Service.... [more](#)
Keyword : Trash
Category : Garbage Collection, Rubbish Removal
www.garbagegoodguys.com [Save](#) [Share](#) [Add to Facebook](#)

➤ **All That Rubbish - 604-261-3867**
8258 Tugboat Place , Vancouver , BC V6P 6P8
Category : Rubbish Removal
[Map & Directions](#) www.thatrubbish.ca [Save](#) [Share](#) [Add to Facebook](#)

➤ **Cloverdale Disposal Ltd - 604-534-9983**
5620 198 Street , Langley , BC V3A 7C7
Category : Rubbish Removal, Garbage Collection
[Map & Directions](#) www.cloverdaledisposal.com info@cloverdaledisposal.com [Save](#)
[Share](#) [Add to Facebook](#)



➤ **RAPID RUBBISH REMOVAL - 604-719-6435**
Keyword : RAPID RUBBISH REMOVAL 7 DAYS A WEEK SENIORS DISCOUNT
Household Junk Furniture & ..
Category : Rubbish Removal, Garbage Collection
www.6047196435.yip.ca [Display Ad](#) [Save](#) [Share](#) [Add to Facebook](#)

➤ **Toss It! Rubbish Removal - 604-589-4663**
Fax : 604-589-9675
12366 114 Avenue , Surrey , BC V3V 3N5
Category : Rubbish Removal, Garbage Collection
[Map & Directions](#) www.homeworksventures.com paul@homeworksventures.com [Save](#)
[Share](#) [Add to Facebook](#)



➤ **Toss It Rubbish Removal - 604-589-4663**
Keyword : TOSS IT! RUBBISH REMOVAL LARGER TRUCKS FREE ESTIMATES SAVE 10% when you mention ..
Category : Rubbish Removal
www.6045894663.yip.ca [Display Ad](#) [Save](#) [Share](#) [Add to Facebook](#)



➤ **Affordable Rates - 604-589-3323**

Keyword : AFFORDABLE RATES Commercial Residential Free Estimates Competitive Rates Scrap C..

Category : Rubbish Removal, Garbage Collection

www.6045893323.yip.ca [Display Ad](#) [Save](#) [Share](#) [Add to Facebook](#)



➤ **Any Junk - 604-831-7007**

196-7231 120 Street , Delta , BC V4C 6P5

Keyword : ANY JUNK JUNK REMOVAL 15 YARD BIN RENTAL NEW HOUSE CLEAN UP AFTER DRYWALL CLEAN ..

Category : Rubbish Removal

[Map & Directions www.6048317007.yip.ca](http://www.6048317007.yip.ca) [Display Ad](#) [Save](#) [Share](#) [Add to Facebook](#)

➤ **Castro's Rubbish Removal - 778-891-4017**

PRESSURE WASHING • DELIVERIES • DEMOLITION WE HAUL IT ALL • FREE ESTIMATE HOUSE

CLEANING • GREAT RATES • CALL ALEX... [more](#)

Category : Rubbish Removal

www.7788914017.yip.ca [Save](#) [Share](#) [Add to Facebook](#)

➤ **BARONE RUBBISH REMOVAL - 604-729-7926**

Category : Rubbish Removal, Garbage Collection

www.6047297926.yip.ca [Save](#) [Share](#) [Add to Facebook](#)

➤ **1 800 dispose - 1-800-347-7673**

Toll Free : 1-800-347-7673

Category : Rubbish Removal, Garbage Collection

www.8003477673.yip.ca [Save](#) [Share](#) [Add to Facebook](#)

➤ **1-800-GOT-JUNK? - 1-800-468-5865**

Toll Free : 1-800-468-5865

Vancouver , BC

Category : Rubbish Removal, Garbage Collection

www.1800gotjunk.com [Save](#) [Share](#) [Add to Facebook](#)

➤ **1-800-Rid-Of-It - 1-800-743-6348**

Toll Free : 1-800-743-6348

Category : Rubbish Removal, Garbage Collection

www.8007436348.yip.ca [Save](#) [Share](#) [Add to Facebook](#)



➤ **Action Environmental Services Inc - 604-580-3244**

303-19978 72 Avenue , Langley , BC V2Y 1R7

Category : Rubbish Removal, Garbage Collection

[Map & Directions www.6045803244.yip.ca](http://www.6045803244.yip.ca) [Display Ad](#) [Save](#) [Share](#) [Add to Facebook](#)

➤ **Delta Disposal Ltd - 604-594-2390**

12863 116 Avenue , Surrey , BC V3R 2S5

Category : Rubbish Removal, Garbage Collection

[Map & Directions www.6045942390.yip.ca](http://www.6045942390.yip.ca) [Save](#) [Share](#) [Add to Facebook](#)

- **Home Works Ventures Ltd - 604-589-4663**
 Fax : 604-589-9675
 12366 114 Avenue , Surrey , BC V3V 3N5
 Category : Rubbish Removal
 Map & Directions www.6045894663.yip.ca [Save](#) [Share](#) [Add to Facebook](#)
- **Junk Away - 604-536-1973**
 Category : Rubbish Removal
www.6045361973.yip.ca [Save](#) [Share](#) [Add to Facebook](#)
- **junkremoval.info - 604-535-7079**
 Category : Rubbish Removal
www.6045357079.yip.ca [Save](#) [Share](#) [Add to Facebook](#)
- **Junk Yard Dog - 604-582-2453**
 13483 108 Avenue , Surrey , BC V3T 2K2
 Category : Rubbish Removal
 Map & Directions www.6045822453.yip.ca [Save](#) [Share](#) [Add to Facebook](#)
- **Kitt's Rubish Removeable - 604-581-5477**
 14845 103 Avenue , Surrey , BC V3R 1L4
 Category : Rubbish Removal
 Map & Directions www.6045815477.yip.ca [Save](#) [Share](#) [Add to Facebook](#)
- **LitterBug Waste Disposal Systems - 604-463-6336**
 Category : Rubbish Removal, Garbage Collection
www.6044636336.yip.ca [Save](#) [Share](#) [Add to Facebook](#)
- **Russell's Rubbish Removal - 604-RUSSELL**
 Category : Rubbish Removal, Garbage Collection
www.6047877355.yip.ca [Save](#) [Share](#) [Add to Facebook](#)
- **Two Guys With A Dump Truck - 604-628-1867**
 Category : Rubbish Removal
www.6046281867.yip.ca [Save](#) [Share](#) [Add to Facebook](#)

Grandview and Parkview Courts

NEWSLETTER

March 2008

President's Message

With a new year underway, your new Council and I are working on your behalf to do our best to ensure we stay on track (and on budget) with all the things that have to be done. Some of the challenges right now are the building envelope review and seeing that many of the minor repairs necessary get done. New carpeting is being installed, and major work like the underground construction joint repair will get underway in the next few months. We are also in the process of making our amenity rooms places where you and yours can go and use for meetings, get together or just sit and read a book. There is still a lot of work to do though, and equipping and furnishing these rooms will take time. If you have any furnishings you may wish to donate, please drop a note at the office and we will see if we can make use of it. Maintenance of a complex the size of ours never ends, and if you see anything in need of immediate repair, please let the caretakers know. (604-589-0274)

Darren

Caring For Your Unit

You are responsible for everything within the walls of your strata unit – plumbing, wiring, paint – everything. Some of the things you should keep in mind...

- The need for personal insurance and "Strata Deductible" insurance to cover the deductible your strata will pay for repairs (\$5000 +)
- Only waste water goes down the sinks and only liquid/solid waste and toilet paper down the toilet, NOT grease, oil, solvents, kitty litter, food, etc. Use a strainer in your sink and empty the remains into the garbage.
- Replace (or have a plumber replace) the old copper water pipes under your sinks that go to your taps, dishwasher and toilet tank with steel braided flexible type hoses. Trust me. They are getting older and may eventually leak.
- Keep your dryer vents clean. Annual cleaning is paid for so please make arrangements, when the time comes, to make your key available.
- Keep your exterior patio clean. The deck coating on your patio is actually a waterproof membrane that protects the building (important) Elevate any planters for air flow and report any serious grime/algae buildup so we can see to having it removed to prevent future decay.

Let's All Work Together

Living in a Strata means sharing responsibility. Yes we own our own units and take pride in that fact BUT we also share ownership in this complex and the costs related to our buildings, sidewalks, parkades, patios, etc. So it is up to all of us to take some ownership in looking after that. (Now you know why we have rules)

- **Dispose of litter properly** by putting only your bagged household garbage in the garbage bins. Furniture, wood, construction waste, etc are things we all have to pay extra to have hauled away, so you will have to foot the bill for that. If you have stuff to get rid of, call Trashbusters (1-800 RID OF IT) or take it to the dump. If you smoke, use an ashtray. Throwing butts off your balcony is not only dangerous and inconsiderate, but can also start a fire.

- **Treat your fellow neighbours with respect** by being aware of how much noise you make. Often barking dogs are a source of complaints. If Fido's excessive barking is a concern, there is a wide variety of reasonably priced no-pain "Barking Collars" available for purchase from your favourite pet supply store.

- **Carry your pet.** Little "Fluffy" may be your pride and joy but Bylaws require pets to be carried while out on common property not just inside the buildings. (unless exempted by Council) Please keep our property (including patios) clean by making sure your dog "does it's business" off the property.

--**Protect your home.** If you wouldn't let a stranger into your suite, why would you let them follow you through the door into your building? Ask people awaiting entry to use their fob or the intercom, as you "aren't allowed to let people in." Never leave a door propped open.

- **Report suspicious activity** – If you see someone or something that "just doesn't look right" phone the RCMP non-emergency line (604) 599-0502. Many crimes are stopped before they happen because someone reported a suspicious person or activity. Be a Blockwatch neighbour.

Next Council Meeting

The next council meeting takes place April 24th at 7 pm in the Grandview Amenity room. Owners are welcomed to attend and address council with any concerns or questions (submitted in writing please) If you have any ideas or suggestions for council, just drop them off at the site office and we'll see what we can do.