

Riverlane Estates – LMS 2053

Strata Council Meeting

Monday, April 16th, 2007

MINUTES

Liana Jones	- Unit #86	Wayne Pruner	- Unit #61
Richard Tremblay	- Unit # 85	Carol Smith	- Unit #64
Hilary Murphy	- Unit #5	Dave Watts	- Unit #60

Olive Campbell & Malcolm Karl – Pacific Dawn Management

Call to Order:

Meeting was called to order at 7:05 p.m.

Quorum Established:

A quorum was confirmed.

Guest Presentation:

Landscaping; Dave Smith gave the Council an update on where the landscaping program is and what is scheduled in the next few months when the weather improves and the grounds dry out. Dave advised that he will only be able to pick up one bag per unit of garden garbage; these bags are to be put at the front as they have been in previous years. Owners are also asked not to put anything onto the tarps which the landscaping contractors put down for their use. The weed spraying will be done shortly. A sign will be posted in the mail room when the date has been established. Owners are advised to keep their children and pets away from the sprayed areas for a few days following the spraying.

Unit # 40 asked Council if the back patio could be extended, similar to what other units have done. Council approved the request.

Approval of Previous Minutes:

A motion was made to accept the minutes of March 12th, 2007

Motion Dave Watts, # 60, Seconded by Wayne Pruner, # 61.

Carried

Financial & Property Management Report :

Olive reviewed the financial statements for the period ending March 31st, 2007. Olive provided Council with the financial standing and overview of the property and gave the Property Management Report. There was some concern that certain items are already over budget Olive advised that as this is only the second month of the year that it was too early to see a "trend" and that the numbers are reviewed each month allowing Council to keep their eye on the progress. Olive will be providing to Council a more detailed spreadsheet on the expenses.

Motion; Wayne Pruner, # 61, and Seconded by Richard Tremblay, # 85.

Carried

Maintenance Report:

Dave and Wayne reported on various items they had inspected over the last month. Council was advised council that the gutters in unit numbers 1,25,39,54 and 61 need repairs. There is also moss beginning to grow on the roofs. Malcolm will try to get a sample of a spray that is used to remove the moss and inhibit it's regrowth for two years for Council to try out.

At one of the units, the piping is lifting at the front of the driveway, Council will look at this. A couple of vent covers will also be replaced. Council noted the broken fence at # 23 & #85 which will be repaired. The post at unit # 56 which seems to be moving will be looked at regularly to see if it is still moving or if this was just the result of ice moving the post. Dave Watts will keep track of this situation.

Special Reports:

Nothing to report this month.

Landscape & Amenities Report:

Hilary gave Olive sixty (\$60.00) dollars collected for rental of the amenities room for the last couple of months.

Council was advised that the landscapers will not be cutting or working in any yards that have toys left out, other items left on the lawn areas or dog droppings on the grass. Each Owner is responsible to ensure that their yards are cleaned up prior to the gardeners arriving. Everyone's co-operation would be appreciated.

Council noted that # 23, 79, & 85, need some areas of their lawn to be seeded. Unit #19 has a dead tree at the end of the fence which needs to be taken out.

A motion was made to remove 18 cherry trees and to replace them at a cost of \$3,800.00. This cost includes the removal of the stumps and all debris.

Moved by Hilary Murphy # 5, and Seconded by Liana Jones, # 86.

Carried

Website Report:

Nothing to report this month.

New Business:**Garbage Collection & Recycling:**

Council has been advised by the garbage service contractor that "cardboard" must be put in a separate container from other household waste or the company and City will fine the complex the cost of separating the waste. All Owners are asked for their co-operation in separating the waste and putting them in the correct bin.

Parking Complaints; Owners are asked to advise one of the Strata Council members if they are going to have guests parking for more than two nights in visitors parking so that they are not ticketed or towed.

Bylaws: Council asked Olive to review and confirm the date of last set of registered bylaws.

Spring Activities:

Owners are advised that the following dates and activities have been scheduled in May;

May 5th: Soil delivery

**May 11th: Large Garbage Bin to be dropped off and picked up on the Monday
May 14th, 2007.**

**May 12th: Garage Sale; Owners wishing to donate items to charity following
the garage sale can drop them off with Hilary at the
amenities room.**

Pressure Washer: Owners are advised that the pressure washer the complex owned before was stolen last year and it was decided not to purchase another one.

Correspondence Received:

A letter was received from an Owner requesting permission to install bars in their lower windows. Council reviewed this request and it was not approved. Other security measures were suggested as an alternative.

A letter was received from an Owner regarding the slanted beam at the front of Unit # 56. Council is looking into this.

An email was received regarding the pet by-laws not being followed.

An email was received regarding parking.

An email was received regarding window crossbars and condensation. There are some windows which need replacing; Olive will be arranging to have these replaced.

An email was received regarding various points from the minutes of the previous strata meeting. Council is reviewing.

An email was received regarding the temporary repair work done on the gutters. A letter was received regarding a gutter leak. Olive is arranging to have more gutter repairs done.

A letter was received regarding flooding in one of the back yards. Council will be looking at drainage problems in more detail as this has been an ongoing problem for many years.

An email was received regarding an extension of the patio. Council reviewed the request and as it was not the usual extension Council unfortunately could not approve this.

A couple of emails were received regarding leaking hose taps. Council is looking at this.

An email was received regarding putting in a gas line for a gas stove. Council approved this.

Adjournment:

There being no further business the meeting was adjourned at 9:40pm.

Next Meeting:

The next meeting will be on Monday, May 14th, 2007 at 7:00pm.