

Riverlane Estates – LMS 2053

Strata Council Meeting

Monday, June 18th, 2007

MINUTES

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

Olive Campbell – Pacific Dawn Management

Call to Order:

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

Quorum Established:

A quorum was confirmed.

Guests:

Angelo Pignatelli #36, Jack Bell #62, & Murray Smith #50

Landscaping Contractor: David Smith voiced his concerns with the owners asking his workers to do favors (work) for them rather than bring their requests to the Strata Council. These interruptions cause delays in completing the landscaping schedule which David then gets complaints about. It was asked before of David to provide a break down of the services so that Council is better informed and that there is a method of following up on performance and David knows what is expected of him. All parties agreed and again David requested that the Council get the message through to the Owners that they are not to approach the landscaping workers but to take their requests to Council.

Angelo, Jack and Murray were at this time invited to address the Council. Jack told Council that he had written a letter to council regarding his concerns with children playing in the roadways and not moving off the roadways when vehicles approach. One day when backing out of the driveway Jack saw a smaller child right behind his car; if he hadn't been watching and going slowly this child could have been badly injured. Jack was disturbed that one Council member had replied to his letter in an inappropriate way as an individual rather than the reply coming from the Council as a group; this was unacceptable as it is the Council's responsibility to reply to Owners letters as a unified group not individual Council members. Richard stated that he had replied to the letter and perhaps had been stronger than needed and apologized. Angelo told Council that they attended the meeting to observe what was going on and how the Council was handling things as many Owners had voiced their concern with various things that had been happening and which Council allowed to continue to happen. Specifically, enforcing the bylaws of the Strata.

There was much discussion on enforcing parking bylaws and Angelo reminded Council that not only are they required to enforce the bylaws but they must also be expected to keep to them as an example. Certain Council members did not see a problem with parking so long as they did not block the road. Angelo stated that if that is how some Council members felt they needed to ask themselves why that had put their names forward for election and if they are not prepared to carry out their responsibilities perhaps they should step down.

Council advised that they appreciated Angelo, Jack and Murray's comments and that the meeting needed to move forward on other subjects.

Approval of Previous Minutes:

A motion was made to accept the minutes of May 14th, 2007 as presented.

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

Carried

Financial & Property Management Report :

Olive reviewed the financial statements for the period ending May 31st, 2007. Following clarification on two invoices a motion was made to approve the financial statements as presented.

Motion: Richard Tremblay # 85, Seconded by David Watts # 60

Carried

Property Management Report:

Olive reported that the window in unit 43 had been replaced but in actual fact, it has not been done yet. The owner will be contacting Coquitlam Glass directly in order to set up the repair of the window. The taps at units 34 & 46 had been repaired, and the tap at unit 75 still has to be done. Goddard Roofing had been called in to repair roof leaks in units 13, 75 and 76. Units 75 and 76 have now been repaired. The gutters of units 1, 25, 39, 54 and 61 will be repaired shortly.

Unit 42 had a leak from the plumbing inside their family room wall. Initially Olive advised that as this was a sewer line (a building system) that the strata was responsible for the repairs to the line itself not for any repairs to the toilet or for patching the wall. Richard (following investigation of his own) had instructed Olive to tell the Owners that repair was their responsibility. As this issue came up between Council meetings and there was a difference of opinion as to the responsibility for the costs, Olive brought the matter up at this council meeting so that all Council members could have some input.

Following some discussion with all members of the Council it was agreed that the sewer line was the responsibility of the Strata. Olive would advise the Owner accordingly.

Olive reported that a quote had been received as requested for pressure washing units 51 to 98 and the amenities room, washing the upper windows of units 1 to 98 and gutter cleaning for units 1 to 98 for a total of \$10,282.00. Council is still waiting for other quotes to come in.

A contractor has been contacted to inspect the shut off valve in the driveway of unit 36 and this should be done in the next couple of weeks.

Maintenance Report:

Dave and Wayne that nothing special had happened over the last month and accordingly there was nothing to report. However, Wayne noted that he still needs to locate dryer vent covers for certain units.

Special Reports:

Richard asked Olive to get some quotes for speed bumps as had been discussed at the AGM.

Landscape & Amenities Report:

Hilary gave Olive a cheque for sixty (\$60.00) dollars collected for rental of the amenities room in the last month. Landscaping had been discussed at the beginning of the meeting.

Thank you to Mr. and Mrs. Saremba from Unit 91 for their weeding the garden and taking down the tall grass on the edge of the property behind the amenities building. This is very helpful to the Landscape Committee and is much appreciated.

Website Report:

Carol was going to work on updating the website over the next few months.

New Business:**Correspondence:**

Olive had received an updated evaluation on the value of the buildings which increased the value from \$19,620,000.00 to \$20,947,000.00. A letter regarding a crack in a patio had been received which would be replied to. Correspondence was received regarding parking complaints near the amenities room. Council will be reviewing at the next meeting. Correspondence was received regarding fence painting and landscaping (dead bushes, etc.). It was reported to the owner that the fence will be painted soon and the landscaping would be looked at.

Termination of Management Company:

Olive acknowledged that she had received a notice of termination from the Strata Council on June 7th. Olive provided Council with copies of the portion of the Strata Property Act which requires a Special General Meeting be called prior to the termination of the management company. A special resolution requiring a $\frac{3}{4}$ vote of the Owners is required to terminate the management services followed by two months notice. Richard commented that Olive was going to take this route regarding the termination. Olive responded that it was not the route she had decided to take but that this was the requirement under the Act for the management and the Council to follow. Olive advised that she would now leave the meeting so that Council could continue their discussion openly at which point Liana stated they were aware of the Act and asked Olive to prepare the notice and other required forms for the Special General Meeting. Olive said good night and left without further discussion nor setting a next strata council meeting date.

The next council meeting is to be announced.

The Special General Meeting respecting the termination of the Management Company is being held on July 12, 2007. Special General Meeting notices were hand delivered door to door on Friday, June 22, 2007.