

STRATA PLAN LMS 879 – RIVERPOINTE

**STRATA COUNCIL MEETING HELD JANUARY 27, 2015
AT 7:00 PM IN THE LOUNGE, CAPILANO BUILDING
15150 – 108 AVENUE, SURREY BC**

A. CALL TO ORDER

The meeting was called to order by the Council President, John Samus, at 7:00 PM. The following were in attendance: Karen Goodman, Travis Kraft, Elaine May, John Samus and Carl Sloback, Strata Agent

Regrets: Adam Hassett & Bill McKinnon

B. ADOPTION OF THE PREVIOUS STRATA COUNCIL MEETING MINUTES

IT WAS MOVED AND SECONDED to adopt the minutes of the Strata Council meeting held November 18, 2014 as prepared by Hugh & McKinnon Realty, Strata Agents. **MOTION CARRIED.**

C. BUSINESS ARISING FROM THE MINUTES

1. Roof Replacement – The Strata Agent reported to Council that a final inspection has been received for the roof replacement and a certificate of completion has also been received. It was noted that chimney work on the last two buildings was the delay with construction. This had no detrimental effects to the roof replacement. Work is now complete on the buildings. We thank everyone for their cooperation during the construction process.

D. STRATA AGENTS REPORT

1. Financial Report

a. Financial Statements

The financial statements and invoices to December 31, 2014 were reviewed in detail by the Council Treasurer and Council Members present, **IT WAS MOVED AND SECONDED** to approve the financial statements as prepared by Hugh & McKinnon Realty Ltd., Strata Agents. **MOTION CARRIED.** The balance sheet and income statement for December will be included as the year-end financial statements, in the Annual General Meeting notice that will be mailed to owners.

b. Accounts Receivable – The Strata Agent reviewed accounts receivable with Council.

E. CORRESPONDENCE

1. Correspondence Sent

- Correspondences were sent to 17 units regarding patio and balcony clean up after a recent inspection. These areas will be re-inspected to make sure the residents have complied.
- **Owners are reminded that nothing is to be stored in the parking stalls other than their vehicle. No storage is allowed in the parking stalls. An inspection will be carried out shortly.**

F. NEW BUSINESS

1. Annual General Meeting draft Notice – The Annual General Meeting draft notice was reviewed by Council which included a proposed budget for 2015. After review, **IT WAS MOVED/SECONDED/CARRIED** that the Strata Agent proceed with the

proposed budget which will be included in the Annual General Meeting notice and will be emailed or mailed to all owners. Council also reviewed some bylaws. No changes or additions will be dealt with this time. **All owners should attend the meeting.**

2. Security – Security was discussed. Please note the following security reminder:

SECURITY REMINDER

We take this opportunity to remind all residents that security is a concern to all residents, Individuals should not be granted access to the building, via the enterphone, especially delivery people, if you do not know who they are.

Please wait for the garage door to close after entering or exiting the building to disallow intruders the opportunity to sneak in.

Please do not leave your garage remotes and/or keys in the vehicle.

Please keep your vehicle windows closed and doors locked and do not leave anything visible in your vehicle.

Your cooperation is appreciated by all owners

3. Garbage Regulations – There are new changes to the garbage regulations by Metro Vancouver for food scraps and compost. The compostable materials will have to be separated and put in different bins for collection. The Strata Agent is in the process of getting that information from Waste Management Services regarding collection. Sizes of bins and further information will be provided to the owners when available.

G. DATE OF NEXT MEETING

The Annual General Meeting is scheduled to take place Tuesday, February 24, 2015, registration at 6:30 PM, meeting to commence at 7:00 PM in the lounge, Capilano Building, 15150 108 Avenue, Surrey.

H. ADJOURNMENT

There being no further business, **IT WAS MOVED AND SECONDED** to adjourn the meeting at 8:10 PM. **MOTION CARRIED.**

CORRESPONDENCE TO COUNCIL

All correspondence by email sent to The Strata Agent or to Council should be sent to strata@hughmckinnon.com.

Please be sure your full name, strata plan, unit number, street address and subject are included in the subject line.

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EMERGENCIES

In case of fire or criminal activity, please call 911. In case of flood, elevator failure or other emergencies call Hugh & McKinnon Realty Ltd., Strata Agents at 604 531 1909 (24 hours)

HOSE BIB

Remember to winterize your hose bib. Owners are responsible for any costs incurred for any breaks caused by not winterizing the hose bibs.

- Shut off the water inside; then (if applicable),
- Turn on the tap outside to allow the water to drain out of the tap,
- Disconnect all diverters, timers and hoses, etc.

“SNOW BIRDS”

Just a reminder before you go away this winter:

- Make sure we have your address and phone number in case of emergency (leave with the Strata Agent at Hugh & McKinnon Realty Ltd.);
- Please give Hugh & McKinnon Realty Ltd. the name of a contact that has a key to your unit;
- Turn off water supply to your dishwasher, washing machine and toilet tank;
- Leave some heat on in your home – just in case the winter weather becomes severe, and have a really great time!

PARKING STALLS

The Strata Corporation occasionally has parking stalls for rent. The cost for each stall is \$35.00 per month. Any owners interested in renting one may contact the Strata Agent’s office for an application.

MINUTES

All minutes can be picked up in the mailbox area.

COPIES

It is recommended that you keep your original copies. Owners requiring copies of minutes, bylaws, rules, financial statements, etc. (i.e. when selling their units) will be required to pay as follows:

1. **Minutes** (14 days notice required) @ 25¢ + taxes per page.
2. **Bylaws & Financial Statements** (7 days notice required) @ 25¢ + taxes per page.
3. **Form B:** (with 7 days notice) \$35.00 + taxes **RUSH** \$70.00 + taxes
Any attachments to Form B, if applicable, will be 25¢ + taxes per page.
4. **Form F:** (with 7 days notice) \$15.00 + taxes **RUSH** \$30.00 + taxes