

July 2, 2015

STRATA PLAN LMS 879 – RIVERPOINTE

**STRATA COUNCIL MEETING HELD JUNE 30, 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 7:05 PM. The following were in attendance: Karen Goodman, Travis Kraft, Elaine May, Janice McDonald, Bill McKinnon, John Samus, Debbie VanderWey and Carl Sloback, Strata Agent

Regrets: Gary Gallant, Linda Heffernan and Peter Vardon

B. ADOPTION OF THE PREVIOUS STRATA COUNCIL MEETING MINUTES

IT WAS MOVED AND SECONDED by Council, to adopt the minutes of the Strata Council meeting held May 26, 2015 as prepared by Hugh & McKinnon Realty Ltd., Strata Agents. **MOTION CARRIED.**

C. BUSINESS ARISING FROM THE MINUTES

1. Vehicle Damage to Perimeter Wall & Fence – Damage to the perimeter wall and fence is being repaired. The Insurance Corporation of BC will be paying the invoice.
2. Common Area Parking - Council further discussed the issue of common area parking, whether one parking stall was assigned to two units in the MacKenzie Building. As all parking stalls in the complex are common property, Council does under the Strata Property Act have the authority to change and reassign common property from time to time where necessary. **IT WAS MOVED AND SECONDED** by Council, to reassign Parking Stall 43 effective July 15, 2015. After discussion, the vote was called and the **MOTION CARRIED** unanimously. Registered letters will be sent to the owners concerned regarding this matter.

D. STRATA AGENTS REPORT

1. Financial Report
 - a. Financial Statements

The financial statements and invoices to May 31, 2015 were reviewed in detail by the Council Treasurer and Council Members present, **IT WAS MOVED AND SECONDED** by Council, to adopt the financial statements as prepared by Hugh & McKinnon Realty Ltd., Strata Agents. **MOTION CARRIED.** The balance sheet and income statement for May are attached to these minutes.
 - b. Accounts Receivable – The Strata Agent reviewed accounts receivable with Council. **IT WAS MOVED AND SECONDED** by Council, to file liens against several Owners with outstanding roof levy or maintenance fees as necessary. **MOTION CARRIED.**

E. CORRESPONDENCE

1. Correspondence Received – All correspondences received were reviewed. This includes a complaint regarding a renovation in a unit as well as a complaint regarding an altercation with a neighbour. No further action is required at this time.

G. NEW BUSINESS

1. **Maintenance Issues** – Maintenance issues are being carried out.
2. **Balcony & Underground Parking** – A visual inspection of balcony and underground parking will be carried out. Owners will be notified of any bylaw infractions.
3. **Power Washing** – Power washing of the parkade area will be carried out by the caretakers. No date has been confirmed.
4. **Organics** – Owners are reminded that organic collection has begun as of July 1, 2015. Please govern yourselves accordingly.
5. **Cigarette Butts** – Owners are reminded that disposing of cigarette butts onto common property or by doorways is in contravention of the bylaws. Those in contravention of the bylaws may be fined to a maximum of \$200.00. Owners should also be aware that tossing lit cigarettes or other products onto the landscaping areas is a grave concern because of the drought conditions. This can be very hazardous. We ask everyone for their cooperation.

H. DATE OF NEXT MEETING

The next Strata Council Meeting is scheduled to take place Tuesday, September 29, 2015, at 7:00 PM in the lounge, Capilano Building, 15150 108 Avenue, Surrey.

I. ADJOURNMENT

There being no further business, IT WAS MOVED AND SECONDED to adjourn the meeting at 8:30 PM. MOTION CARRIED.

Compiled by: Carl Sloback, Strata Agent
Hugh & McKinnon Realty Ltd., Strata Agents
/gr 14007 – 16th Avenue, Surrey, BC V4A 1P9

Telephone: 604-541-5214
Fax: 604-531-4624
Email: strata@hughmckinnon.com

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)

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.

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 cents + taxes per page.
2. Bylaws & Financial Statements (7 days notice required) @ 25 cents + taxes per page.
3. Form B: (with 7 days notice \$35.00 + taxes) – (PRIORITY FEES FOR RUSH ORDERS)
Plus 25 cents + taxes per page for copies of documents requested.
4. Form F: (with 7 days notice \$15.00 + taxes) – (PRIORITY FEES FOR RUSH ORDERS)

Documents can be ordered on line at estratahub.com.

There is also a link on the Hugh & McKinnon Web Site: www.hughmckinnon.com.

Income Statement (Accrual)
RIVERPOINTE - (lms879)
May 2015
5 months ended

Page 1
6/19/2015
02:56 PM
lms879

Prepared For:
Strata Plan LMS879

Prepared By:
HUGH & MCKINNON REALTY LTD.
Telephone: 604 531-1909
14007 - 16 AVENUE
SURREY, BC V4A 1P9

	Month to Date	%	Year to Date	%
INCOME				
Maintenance Fees	69,816.51	0	349,082.55	0
Interest Income	23.83	0	238.35	0
Other Income	260.00	0	1,200.00	0
Caretaker Suite Income	1,050.00	0	5,250.00	0
Interest @ 10% per annum	279.89	0	1,448.83	0
Fines & Penalties Income	200.00	0	200.00	0
Move in fee	100.00	0	1,100.00	0
Parking Income	385.00	0	1,890.00	0
Clubhouse Rental	200.00	0	1,050.00	0
Transfer from Surplus	4,308.33	0	21,541.69	0
TOTAL INCOME	76,623.56	0	383,001.42	0
EXPENSES				
Building Maintenance	4,156.82	0	15,332.90	0
Equipment Maintenance	1,234.28	0	2,582.93	0
Janitorial/Supplies	43.55	0	640.17	0
Fire & Safety Equipment	1,826.82	0	7,056.51	0
Pest Control	0.00	0	435.75	0
Window Maintenance	0.00	0	497.87	0
Landscaping Contract	5,175.45	0	25,571.70	0
Landscape Improvements	0.00	0	11,387.25	0
Snow Removal	0.00	0	913.50	0
Gate Maintenance	0.00	0	1,241.31	0
Management Fees	4,881.50	0	24,407.50	0
Security	1,302.00	0	6,530.48	0
Insurance	10,618.65	0	50,863.30	0
Electricity	4,847.07	0	23,046.74	0
Gas	412.24	0	73,332.31	0
Garbage Removal	3,589.36	0	12,878.72	0
Enterphone	193.60	0	1,167.50	0
Elevator	1,188.16	0	6,378.80	0
Office/Council Expenses	230.79	0	1,606.72	0
Bank Charges	52.50	0	262.50	0
Clubhouse-Rep/Maint	243.08	0	1,821.59	0
Telephone/Pager	0.00	0	654.59	0
Legal	0.00	0	425.47	0
Caretaker Salaries	3,163.13	0	15,509.84	0
Relief Caretaker	3,696.00	0	18,272.10	0
Caretaker Benefits	225.40	0	1,167.58	0
Caretaker Suite Fees/Expenses	277.62	0	1,388.10	0
Caretaker Suite Property Taxes	0.00	0	468.00	0
Contingency Reserve	11,583.33	0	57,916.69	0
TOTAL EXPENSES	58,941.35	0	363,758.42	0
NET INCOME	17,682.21	0	19,243.00	0

Balance Sheet (Accrual)
RIVERPOINTE - (lms879)
May 2015
5 months ended

Page 1
6/19/2015
02:56 PM
lms879

Prepared For:
Strata Plan LMS879

Prepared By:
HUGH & MCKINNON REALTY LTD.
Telephone: 604 531-1909
14007 - 16 AVENUE
SURREY, BC V4A 1P9

ASSETS

Bank-Operating	932.99
Bank-Contingency Reserve	148,048.58
Petty Cash	200.00
Accounts Receivable-Owners	37,181.66
Caretaker Suite	120,198.72

TOTAL ASSETS	<u><u>306,561.95</u></u>
---------------------	--------------------------

LIABILITIES

Accounts Payable	71,613.71
Receiver General Payable	823.45
WCB Payable	71.53
Security Deposit-CT suite	525.00
Accrued Payable-Roof Levy	<u>-126,641.49</u>
TOTAL LIABILITIES	<u>-53,607.80</u>

OWNERS EQUITY

RESERVES:

CRF-Previous Years	189,371.32
CRF-Current Year Contributions	57,916.69
CRF-Interest Current Year	760.57
Withdrawal from Contingency	<u>-100,000.00</u>
Total CRF Funds	<u>148,048.58</u>

TOTAL RESERVES	<u>148,048.58</u>
-----------------------	-------------------

Owners Equity Caretaker Suite	120,198.72
Profit/Loss Year-To-Date	19,243.00
Profit/Loss Prior Years	72,679.45

TOTAL LIABILITIES & EQUITY	<u><u>306,561.95</u></u>
---------------------------------------	--------------------------

Are you HIDING something in your GARBAGE?



Effective next year Metro Vancouver is going GREEN and making it mandatory to compost organic material

To ensure full compliance of these new and mandatory regulations, your location will be participating in this program effective IMMEDIATELY

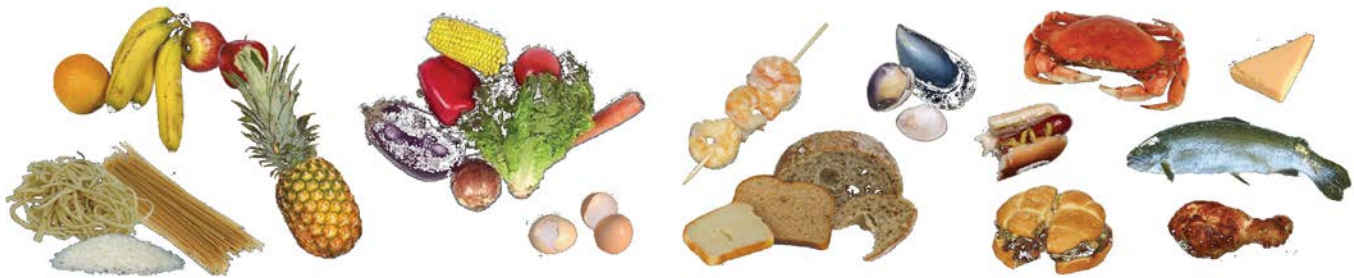


Are you hiding something in your garbage?

One third of the garbage in our landfills is organic material (food and yard waste). That material can be composted and put to use by our local farmers. Recycling food scraps, food-soiled paper and yard waste is now mandatory and easy to do – here is a listing of acceptable items:

Food

Meat, fish, dairy, fruit, vegetables, shells, bones, pasta, rice, eggshells, nutshells, bread, grains



Food-Soiled Paper and Approved Compostable Packaging

Coffee grounds and filters, tea bags, waxed cardboard, soiled paper bags, kitchen paper towels, paper napkins, uncoated take out containers and paper plates, approved compostable containers and tableware, shredded paper (**Absolutely no plastic**)



Plants and Flowers

Plants and flowers, landscape vegetation, holiday trees, untreated wood scraps, pallets, crates



Some Compost Bin Tips:

- 1) Line the bottom of your in-home collection container with newsprint or cardboard before you start using it. This will help absorb liquid, prevent food from sticking to the bottom and reduce odours
- 2) Empty your bin every few days — even if it is not full
- 3) Rinse your bin periodically — use mild detergent or a vinegar/water solution and then add a sprinkle of baking soda or laundry detergent
- 4) Wrap peelings in newsprint or a paper towel before putting in the bin — to keep it cleaner
- 5) You can purchase compost bin liners and bags that will decompose. *Please* do NOT use bio-degradable or plastic shopping bags — they take up to 1000 years to decompose!

Once in the refuse room, you can place your organic material in one of the green toters. Waste Management will then pick up this material and dispose of it at a local facility, Harvest Power.



Just remember, NO PLASTIC as it will contaminate the entire batch

