

STRATA PLAN LMS 879 – RIVERPOINTE

STRATA COUNCIL MEETING HELD JANUARY 26, 2016

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: Gary Gallant, Karen Goodman, Elaine May, Janice McDonald, Bill McKinnon, John Samus, Debbie VanderWey, Peter Vardon and Carl Sloback, Strata Agent

Regrets: Linda Heffernan and Travis Kraft

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 November 24, 2015 with one correction. Under F, Date of the Next Meeting, it should have read. Tuesday, (not Monday) January 26, 2016. **MOTION CARRIED.**

C. BUSINESS ARISING FROM THE MINUTES

1. Annual General Meeting Preparation

a. Budget – The budget proposal being prepared for the next fiscal year was discussed with all Council Members present. **IT WAS MOVED AND SECONDED** by Council Members present, to present the proposed budget in the amount of \$941,937.00 to the owners at the Annual General Meeting for their consideration. **MOTION CARRIED.**

b. Resolutions

- It was decided to bring forward a bylaw for owners' consideration which would prohibit short term rentals (Rentals of less than 30 days) in order to discourage short term rentals such as one day or weekly rentals, that are offered on internet websites such as "Vacation Rentals by Owner", or "Air B & B".
- Other bylaw amendments were reviewed. It was decided not to present them to owners at this time.

D. STRATA AGENTS REPORT

1. Financial Report

a. Financial Statements

The financial statements and invoices to December 31, 2015 were reviewed by Council Treasurer and Council Members present. After review and discussion, **IT WAS MOVED AND SECONDED** by Council to adopt the financial statements as prepared by Hugh & McKinnon Realty Ltd., Strata Agents. **MOTION CARRIED.**

b. Accounts Receivable – The Strata Agent reviewed the accounts receivable with Council Members present. It was noted that two owners' accounts are in serious arrears, where liens have been filed. The next step in the process is to take the necessary legal collection action. **IT WAS MOVED AND SECONDED** that that action proceed on the two strata lots. **MOTION CARRIED.**

E. CORRESPONDENCE

1. Correspondence Received

a. Correspondence was received from an owner regarding noise concerns and parking violations. This was discussed by Council and the Strata Agent was given direction for a response to the owners in question.

2. Correspondence Sent

a. Correspondence sent as directed by Council at the last Strata Agent's meeting

was reviewed. No further action is required.

F. NEW BUSINESS

1. Tree – There is a tree down at the very west end of the common property by the MacKenzie Building. The landscape maintenance crew will be contacted to make sure that is cleared up.
2. Parking – Parking prohibitions are to be looked at to make sure that vehicles are properly insured.
3. Carpets – Council would like to make sure the caretakers are spot cleaning the carpets where necessary.
4. Recycling Electronics – Any owners that have electronics (TVs or other recyclable electronics) to be recycled are asked to contact the caretaker to arrange for disposal of the items. The Strata Corporation will have a recycler brought on site to remove these items.
5. Visitor Parking – Please review the attached Bylaws. Council will be checking the visitor parking stalls to make sure they are being used by visitors, and not by residents.

G. DATE OF NEXT MEETING

The Annual General Meeting is scheduled to take place Tuesday, February 23, 2016, 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 8:45 PM. **MOTION CARRIED.**

Compiled by:

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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!

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.

STRATA PLAN LMS 879, RIVERPOINTE

BYLAW 38, PARKING

- 38.1 A resident shall use only the parking spaces assigned to their Strata Lot, save and except for private arrangements with other Owners for the use of parking spaces assigned to such other Owners. Assigned spaces(s) shall not be leased or rented to a non-resident.
- 38.2 No major motor vehicle repairs shall be carried out in the parking areas or any common areas. Only washing, waxing minor mechanical procedures and quiet tune-ups of residents vehicles are permitted. Motor vehicle fluid changes are not permitted.
- 38.3 A maximum speed of 10 km/hour shall apply within the common property.
- 38.4 Vehicles dripping excess oil, gasoline or any other fluids are prohibited from parking until repaired. Owners of vehicles causing staining from such fluids shall clean up the affected area immediately. If after seven (7) days of the Strata Corporation delivering notice to the responsible resident the staining has not been cleaned, the strata corporation may, in addition to any fines, clean the affected area and charge the resident for the cost of cleaning.
- 38.5 No vehicle exceeding 4000 kg.(4 tons) G. V. W. shall be parked or brought onto the common property without consent from the Strata Council, except when used in delivery to or removal of furniture and effects from the premises. Trailers, boats and recreational vehicles are not allowed to be parked on the property at any time.
- 38.6 No parking is permitted except in a designated parking space, nor shall a vehicle park or be left unattended in a manner which obstructs or infringes upon access driveways or designated "no parking", "fire lanes" or parking spaces. Improperly parked vehicles are subject to immediate tow away, without notice, at the vehicle owner's expense.
- 38.7 Use of car horns anywhere on common property is prohibited, except in an emergency.
- 38.8 Only vehicles with no less than one million dollars of third party liability insurance in force shall be allowed in the parking areas. Storage of operational vehicles with unlicensed motor vehicle liability insurance is permitted for a period of up to six months only. Proof of liability insurance on unlicensed vehicles must be forwarded to the Council c/o management company.
- 38.9 Residents may not park their vehicles in the visitor parking areas. All vehicles must park in accordance with the rules and regulations adopted by Council from time to time. Violations of the parking bylaws or rules and regulations may result in fines and/or-tow away at vehicle owner's expense.
- 38.10 Vehicles may only be washed in the designated car wash areas. Persons washing vehicles must hose down all dirt and remove excess water resulting from the vehicle washing, and replace hoses neatly.
- 38.11 No dumping of any debris or liquids into drains or on common property permitted. Violations of this bylaw will result in fines of \$200.00 and the charges for the necessary removal per incident.
- 38.12 Garage door transmitters are not to be left in vehicles parked anywhere on the common property.
- 38.13 Visitors may park their vehicles in those areas designated as visitor parking for a maximum period of no more than 48 hours or up to and not to exceed more than two (2) consecutive days and must have a valid regular parking pass displayed at all times on the dashboard of the vehicle while it is parked in a visitor parking stall. For a longer term visit to the Riverpointe complex visitors may park their vehicles in those areas designated as visitor parking for a maximum **extended** period of no more than one hundred and twenty (120) hours or up to and not to exceed five (5) consecutive days and must have a valid **extended** parking pass displayed at all times on the dashboard of the vehicle while it is parked in a visitor parking stall. Vehicles parked in violation of this bylaw may be towed away at the vehicle owner's expense.