

MINUTES
STRATA COUNCIL MEETING
VAS 2893 North Oaks
Wednesday, Jan. 29th, 2020, 9:30 am
Location: SL 10

COUNCIL MEMBERS PRESENT: SL 3, SL 10, SL 14, SL 16, SL 17, SL 19. Regrets SL 23.

OPENING OF MEETING: the meeting was called to order at 9:34 am by Chair SL 3.

APPROVAL OF AGENDA: motion to approve Agenda: moved SL 19, seconded SL 14, approved.

APPROVAL OF COUNCIL MEETING MINUTES OF: November 8th, 2019. Motion to approve Minutes: moved SL 10, seconded SL 16, approved.

OLD BUSINESS:

a) Garden/Lawn Maintenance - SL 10, SL 19: [*decision: this item postponed until more information obtained*]

b) Depreciation Report - SL 3:

- * a depreciation report essentially provides a projection of future costs;
- * our yearly insurance appraisals provide us with much the same information;
- * at our Annual General Meeting, we are required to hold a 3/4 vote regarding whether to have another depreciation report drawn up or defer for the year;
- * we will proceed with this at the upcoming AGM.

CORRESPONDENCE - SL 17:

- * from contractor, invoice for outdoor light repairs;
- * from contractor, invoice for painting and fascia repair on hydro building;
- * to residents, four reminders;
- * to B.C. Hydro, reply to general inquiry;
- * from SL 14, report of eaves dripping onto front entrance;
- * from appraisal company, holiday wishes;
- * from SL 1, report of delay of one day in garbage pick-up, request to tell residents;
- * to residents, notice of delay in garbage pick-up;
- * from SL 6, notification of absence and details provided;
- * from SL 4, request for strata approval for grant application for bathroom modification;
- * from strata to B.C. Housing Home Adaption for Independence, approval for modification of SL 4;
- * from snow-clearing company, invoice for work done;
- * from snow-removal company, confirmation of strata email address;
- * from strata insurance company, notice of renewal;
- * from SL 6, inquiry into pest control company for inspection of unit.

FINANCIAL REPORT - SL 10:

a) Monthly Statement to November 30th, 2019:

| | |
|--|--------------------|
| Assets - Savings in Contingency Fund - | \$143 270.59 |
| Short-term Savings - | \$ 15 231.67 |
| Beginning Bank Balance - | \$9 479.13 |
| Deposit - November, 2019 - | \$3 902.99 |
| Total - | <u>\$13 383.12</u> |
| Total Withdrawal (expenses) - | \$2 733.78 |
| Bank Total - | \$10 648.34 |

b) Monthly Statement to December 31st, 2019:

| | |
|--|--------------------|
| Assets - Savings in Contingency Fund - | \$143 270.59 |
| Short-term Savings - | \$ 15 241.37 |
| Beginning Bank Balance - | \$10 893.73 |
| Deposit - December, 2019 - | \$ 4 236.95 |
| Total - | <u>\$15 130.68</u> |
| Total Withdrawal (expenses) bank surcharge - | \$8.00 |
| Bank Total - | \$15 122.68 |

c) Monthly Statement to January 29th, 2020:

| | |
|--|--------------------|
| Assets - Savings in Contingency Fund - | \$143 270.59 |
| Short-term Savings - | \$ 15 241.37 |
| Beginning Bank Balance - | \$15 122.68 |
| Deposit - January 1st, 2020 - | \$4 719.32 |
| Total - | <u>\$19 842.00</u> |
| Total Withdrawal (expenses) - | \$618.37 |
| Bank Total - | \$19 223.63 |

d) Funds Transfer:

- * recommendation to transfer \$10 000 into the contingency fund;
- * motion to approve the funds transfer: moved SL 19, seconded SL 14, approved;

e) Motion to Approve Financial Report As Presented:

- * moved SL 3, seconded SL 19, approved.

NEW BUSINESS:

a) Annual General Meeting Preparation - SL 17:

- * mark your calendars! The date has been set for Wednesday, March 25th, 6:30 pm at the Kiwanis Meeting Room;
- * preparations are underway;
- * our Strata Council is run by volunteer residents; we do not hire an outside company as some stratas do. In this way, we help to keep costs down. At each AGM, in accordance with the Strata Property Act, the current Council resigns and a new Council is elected. It is important that each resident considers volunteering prior to the AGM.

b) Strata Insurance - SL 10:

- * Council discussed the details of the renewal policy;
- * hot water tanks: residents, if your tank is 10 years old or older, please ensure it is replaced. A cracked or leaking one can cause a lot of damage which can impact insurance rates;

c) Organics Collection Caddies - SL 19:

- * when putting organics outside for collection, we should be using the larger of the two green containers. Please put the handle in the locked position, which is down in front. Thank you.

d) CHOA Seminar - SL 3:

- * the Condominium Home Owners' Association is holding their seminar in Sechelt on March 24th;
- * SL 14 will attend and report back.

NEXT MEETING DATE: the next scheduled Strata Council Meeting is Wednesday, March 4th, 9:30 am in SL10.

ADJOURNMENT: the meeting was adjourned at 11:14 am. Moved by SL 14, approved.

MINUTES OF RESUMED MEETING REGARDING GARDENING/LAWN MAINTENANCE FEBRUARY 5TH, 2020, 9:30 am, SL 14

COUNCIL MEMBERS PRESENT: SL 3, SL 10, SL 14, SL 17, SL 19, SL 23. Regrets SL 16.

OPENING OF MEETING: the meeting was called to order by Chair SL 3 at 9:35 am.

- * discussion was held regarding gardening and grounds maintenance in the complex. Lawn mowing, weed control and reseeding, hedge trimming, and flower beds were considered. It was agreed that the quality of service has declined;
- * Council expressed a dissatisfaction with the present contractor;
- * Council researched other contractors for a possible replacement;
- * two companies submitted favourable quotes and, after discussion, Council decided on one;
- * motion: pending certain contract clarifications, it was moved to approve this contractor for hire. Moved by SL 23, seconded by SL 14, approved unanimously.
- * a letter of contract termination will be sent to the present contractor.

ADJOURNMENT: the meeting was adjourned at 10:30 am. Moved by SL 17, approved.

