

NW-2840, Orchard Court

MINUTES OF A COUNCIL MEETING

HELD: On Tuesday, July 14th, 2009 at 5:00 p.m. in unit #14 – 5575 Patterson Avenue,

PRESENT: Brian Ronaldson Unit # 14 President
Lynne Rene Unit # 12
Eva Solt Unit # 3

PROPERTY MANAGER: Joan Bird, Assertive Property Management.

The meeting was called to order at 5:00 p.m.

MINUTES:

It was moved, seconded and **carried** to approve the minutes of May 12th, 2009.

FINANCIAL STATEMENTS:

1. **Monthly Statement:** Council has been provided a copy of the financial statements for April and May 2009 for their review. Council requested clarification on the payment of an invoice.

Any owner wishing a copy of the financial statements may request a copy by contacting the management company.

BUSINESS ARISING

1. **Painting:** Council President, Brian Ronaldson reported that he has been dealing directly with the on-site foreman for the painting project who has been correcting any painting deficiencies as reported to them. Bryan McIntyre from Hyland Painting will pay for the replacement of the 3 window panes which were damaged on the overhead walkway and will look into the damage to an owner's window who reported the seal was broken during the pressure washing. Any other deficiencies will be addressed by Hyland Painting. Overall, Council is very pleased with the painting project and the outcome.

Council has received positive feedback from several owners and visitors to the complex on the painting of the complex.

2. **Gardens:** Council would like to express their thanks and appreciation to owner Kathy Webb for all of her hard work and time she spent in digging up the old dirt and planting the new plants in both planters at the front entrance. The planters look great. Thanks to the gardening committee for the watering schedule for all the new plantings. Carlos has been trimming and attending to the gardening as needed especially for all the extra trimming required by the painters.

3. **Parking Stalls:** As stated in our by laws, all parking stalls are for the use of owners and residents of Orchard Court and are not to be used for Commercial or Business purposes.

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4. Care Pest Control: The Property Manager reported that in accordance with the monthly site visit by Care Pest Control, the reports indicate that there have been no squirrels, mice, rats or other critters caught in the traps set in the common areas. Please note that if you are experiencing a pest problem within your suite, the monthly contract allows for a maximum of 3 units being treated during the monthly visit by the technician. If you are having a problem with pests inside your unit (other than fleas), please make arrangements directly with Care Pest Control to have your suite treated during their monthly visit to the property. You would have to contact them directly to find out what day they are on-site each month.

5. Window Cleaning: Council will arrange for the window cleaning once the painting has been completed as well as any window replacement and deficiencies have been addressed. Council stated that there is some paint overspray on some windows on the south side of the building.

6. Inner Garage Gate: It has been reported by some owners that they are having some problems with their garage gate remote not opening the inner gate. The Property Manager will have the garage gate service technician investigate the problem as it is most likely a problem with the receiver not receiving the signal from the remote transmitter.

7. Fire Pro Deficiencies: Council requested the Property Manager follow-up with Fire Pro re; the deficiencies from the annual fire inspection.

8. Lighting Repairs: The Property Manager will contact an electrician to meet with Brian on-site to inspect the various lights in the courtyard and other areas of the common property where some lights require repair/replacement.

CORRESPONDENCE:

Owners are encouraged to write to the Strata Council on any strata matters. Letters should be sent to the Property Manager at Assertive Property Management & Real Estate Services Inc. so that they can be included on the agenda for the next council meeting. Please note that while the names and addresses of those writing is not disclosed in the minutes the correspondence may not be confidential, except as set out in the Strata Property Act and the Personal Information and Privacy Act.

NEW BUSINESS:

1. Parking Issues on Patterson Ave: Council discussed the issue with vehicles parking along Patterson Ave, whereby these vehicles are blocking the entrance to the parkade at various times as well as impeding the visual exit of the building. Council will write a letter to the City of Burnaby requesting the City consider implementing parking restrictions for residents only out front of the building and restrict parking at least 6 feet from the parkade entrance/exit of the building.

TERMINATION:

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There being no further business this meeting terminated at 6:15 p.m.

Respectfully submitted,
Joan Bird
Property Manager
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