

Riverlane Estates – LMS 2053

Strata Council Meeting

Monday, May 14th, 2007

MINUTES

Liana Jones	- Unit #86	Wayne Pruner	- Unit #61
Richard Tremblay	- Unit # 85	Hilary Murphy	- Unit # 5
Dave Watts	- Unit #60		

Olive Campbell & Malcolm Karl – Pacific Dawn Management

Regrets: Carol Smith Unit # 64

Call to Order:

Meeting was called to order at 7:10 p.m.

Quorum Established:

A quorum was confirmed.

Guest Presentation:

Landscaping; Dave Smith gave the Council an update on the landscaping program.

Owners are again asked not to approach the landscaping workers directly; if they have questions or want specific work done they are to contact the Strata Council.

Approval of Previous Minutes:

A motion was made to accept the minutes of April 16th, 2007

Motion Dave Watts, # 60, Seconded by Wayne Pruner, # 61.

Carried

Financial & Property Management Report :

Olive reviewed the financial statements for the period ending April 30th, 2007. Olive provided Council with additional detailed information for the months of February and March along with a copy of the general ledgers for the same period. The general ledger will be provided each month in future to Council.

Liana and Hilary met with Olive at the Pacific Dawn office a couple of days prior to the council meeting to get clarification on a few accounting questions and to review some invoices. All questions were satisfactorily answered and one adjustment would be made to one of the expense line items. The operating expenses were under budget for this period. Richard had some questions after reviewing the general ledgers and all questions were satisfactorily answered.

Motion; Wayne Pruner, # 61, and Seconded by Richard Tremblay, # 85.

Carried

Maintenance Report:

Dave and Wayne reported on various items they had inspected over the last month. There had been a problem with the shut off valve in the driveway of unit #36 leaking and standing above the blacktop however, this seems to have now stopped leaking and the valve has settled back down. Dave will keep a watch on this valve. Wayne reported that he is looking for vent covers as there are a few that are in need of replacing. Over all things are going along well. Olive & Malcolm were asked to get quotes for pressure washing the phase II of the complex, getting the roofs cleaned and also getting the gutters repaired and cleaned. The fence at #23 was repaired.

Special Reports:

Richard noted that as the resolution to install a fence and gate along Riverside Drive had been defeated twice previously and the cost of fencing and a gate was very high, he felt he had to abandon this project even though he really would like to see it proceed. The existing fences will need replacing in the next couple of years due to age and rot; Malcolm will get cost estimates on various types of fencing including concrete for future consideration.

Landscape & Amenities Report:

Hilary gave Olive a cheque for thirty (\$30.00) dollars collected for rental of the amenities room in the last month.

Council has made arrangements for the removal and replacement of the 18 cherry trees.

Owners are reminded that landscapers **will not** be cutting or working in any yards that have toys left out, other items left on the lawn areas or dog droppings on the grass. Each Owner is responsible to ensure that their yards are cleaned up prior to the gardeners arriving. Everyone's co-operation would be appreciated.

Website Report:

Nothing to report this month.

Bylaws:

Olive provided each Council member with a copy of the most current bylaws (March 2, 2006) and a copy of the current Standard Landscaping Policies and Procedures for the Owners of Riverlane Estates for their review and files.

New Business:**Spring Activities:**

Council reported that the spring clean up and garage sale had gone really well. There were also lots of donations dropped off at the amenities building which have been delivered to a local charity. Hilary thanks everyone for their generosity.

Water leaks:

There are three units where the exterior hose bibs are leaking, Malcolm will arrange for their repair.

Correspondence Received:

Correspondence was received with respect to the installation of a retractable screen door. Council approved this request.

The following correspondence of thanks was received from Unit 40: "I would like to thank all the resident's of Units 1-50 for their support to the Heart and Stroke Foundation during the canvassing campaign in February. Your generous donations helped me to reach my goal of collecting over \$200.00 to help stop Canada's leading cause of death and disability. Unfortunately I was unable to cover Units 51-98 so if anyone would like to take this on next year please let the coordinator know at 604-472-0045. Thanks Riverlane Estates!"

It was noted that some Owners and Council members felt that it was taking too long for responses to inquiries to be done. Olive apologized and advised that this turnaround time would be improved.

Adjournment:

There being no further business the meeting was adjourned at 8:30pm.

Next Meeting:

The next meeting will be on Monday, June 18th, 2007 at 7:00p.m.