



**COUNCIL MEETING MINUTES  
STRATA PLAN LMS1978  
"RIVERSIDE GARDENS"  
2711 – 2733 EAST KENT, 2728 CHANDLERY PLACE  
VANCOUVER, B.C.**

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**HELD:** Wednesday, January 14, 2009, 6pm

**PLACE:** Starbucks, 400-5761 Marine Way, Burnaby, BC

**PRESENT:**

|               |                 |
|---------------|-----------------|
| Leo Liu       | President       |
| Darren Morris | Treasurer       |
| Marc Brillon  | Vice President  |
| Larry Murphy  | Member-at-large |

**REGRETS:** Wes Takai Secretary

**MANAGING AGENT:** Chris Kasianchuk, *Strata Division Manager*  
Warrington PCI Management

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**CALL TO ORDER**

The meeting was called to order at 6:15 pm

**APPROVAL OF MINUTES**

1. It was **MOVED** and **SECONDED** to approve the minutes from the September 24, 2008 Strata Council meeting. **MOTION CARRIED**

**FINANCIAL STATEMENTS**

1. It was **MOVED** and **SECONDED** to approve the financial statements up to November 30, 2008 **MOTION CARRIED**

The treasurer requested that Warrington PCI provide him with photocopies of all paid invoices with each monthly financial statement, and a breakdown of the photocopying costs for the month of November.

2. **Accounts Receivable:** The strata council requested that a 21-day Notice of Demand be issued to S/L 44.

### **BUSINESS ARISING**

1. **Fire Violation Notice:** The strata manager coordinated the installation of the fire-department approved key box. This item has been completed.
2. **Unit 32 Leaking Planter:** The strata council will contact the owner and arrange a site visit in order to determine the best solution to this problem, which may include a sharing of costs.
3. **Unit 21 Crawl Space:** It was **MOVED** and **SECONDED** to have the strata manager obtain an engineer's report on this issue. The engineer will coordinate with Marc Brillon and the unit owner to arrange access. **MOTION CARRIED**  
It was also **MOVED** and **SECONDED** to advise the owner that, once this issue is resolved, the owner will no longer have access to the crawlspace. **MOTION CARRIED**
4. **Unit 1 Ceiling Repairs:** It was **MOVED** and **SECONDED** that the strata manager will inform the owner of this unit that, since the strata corporation's investigation of this leak did not indicate any exterior water ingress, the cost of repairs to the ceiling is the owner's responsibility. **MOTION CARRIED**
5. **Unit 10 Balcony Soffit Repairs:** It was **MOVED** and **SECONDED** to approve the quote from JLK for these repairs. **MOTION CARRIED**
6. **Unit 11 Balcony Carpenter Ant Damage:** It was **MOVED** and **SECONDED** to approve the quote from JLK for these repairs. **MOTION CARRIED**
7. **Unit 71 and 72 Balcony and Siding Repairs:** It was **MOVED** and **SECONDED** to approve the quote from JLK to complete the exterior repairs only. **MOTION CARRIED**
8. **Unit 24 Patio Drainage:** The strata council is satisfied that no further action is needed regarding this issue at this time.
9. **Unit 34 Sliding Glass Door Repair:** The strata manager coordinated this repair. It has been completed.
10. **Management Contract:** The strata manager and council agreed to negotiate an updated management contract by the end of February.

### **CORRESPONDENCE:**

1. **Unit 54 Balcony Repair Request:** The strata council has added this balcony to the list of balconies in potential need of repair.
2. **Unit 5 Balcony Repair Request:** The strata council has added this balcony to the list of balconies in potential need of repair.
3. **Unit 16 Rental Request:** This letter was reviewed by council. The council requests that all owners make sure their contact information as supplied to Warrington PCI is up to date, including the Form K with their tenant's information.
4. **Unit 26 Pet Bylaw letter:** This letter was reviewed by council.
5. **Garbage Issues:** An owner has reported that items have been disposed of in the

garbage containers that should not be there. The council reminds all owners and residents that only household garbage is to be disposed of in the bins. No construction materials or renovation debris is allowed. These must be disposed of by the owner or resident at the landfill at their own expense.

### **NEW BUSINESS:**

1. **BC Hydro Power Smart Incentive Program:** An owner suggested the strata council investigate this program. The strata council will look into this program and update at the next council meeting.  
[http://www.bchydro.com/rebates\\_savings/product\\_incentive\\_program/your\\_industry/strata\\_or\\_non\\_profit.html](http://www.bchydro.com/rebates_savings/product_incentive_program/your_industry/strata_or_non_profit.html)
2. **Block Watch:** An owner suggested the strata council consider implementing a Block Watch. The strata council will review the information provided and update at the next meeting.
3. **Chandlery Gate Lock:** The strata council will update the strata manager on this issue.
4. **Tyco Invoice:** This invoice has been paid.
5. **Nature's Outfitter's Contract Renewal:** It was **MOVED** and **SECONDED** to renew the Nature's Outfitter's Landscaping contract. **MOTION CARRIED**
6. **Courtyard Trees and Landscaping Issues:** It was **MOVED** and **SECONDED** to approve the quote from Nature's Outfitter's to remove the old trees from the courtyard and replace them with more suitable ones. **MOTION CARRIED**

### **ADJOURNMENT**

There being no further business, the meeting was adjourned at 8:15 pm.

### **NEXT MEETING**

The next Strata Council Meeting is scheduled for Thursday, May 7, 2009 at 6 pm at the Fraserview Golf Course.

**Warrington PCI, Managing Agents**  
On Behalf of Strata Owners LMS1978

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