

STRATA PLAN LMS101 AVONLEA
Minutes of the Strata Council Meeting
Held on Monday, June 2, 2008, at 7:00 p.m.

COUNCIL MEMBERS PRESENT:	Dave Holbrook	Council Member
	Alicia Churchill	Council Member
	Tana Eggleston	Council Member
	Brian Arnold	Council Member

OWNERS & GUESTS:	Allan James	Owner
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MANAGEMENT:	Dan Bourke, Property Manager
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PACIFIC QUORUM PROPERTIES INC.

1. CALL TO ORDER

The meeting was called to order at 7:10 p.m.

2. APPOINTMENT TO COUNCIL

Allan James was asked by the Council to attend this evenings meeting to fill a vacant position on Council. Allan has been very active around the property in capacities other than as a Council Member and has agreed to accept the appointment.

It was:

MOVED and SECONED (Churchill/Eggleston)

To appoint Allan James to the vacant position on Council.

CARRIED

3. APPROVAL OF PREVIOUS MEETING MINUTES

Council reviewed the minutes of the April 9, 2008 Strata Council Meeting.

It was:

MOVED AND SECONDED (Arnold/Churchill)

To approve the April 9, 2008 Strata Council Minutes.

CARRIED

4. FINANCIAL REPORT

Tana Eggleston reported that she has received and reviewed the March 31, 2008 Financial Reports including the bank statements and paid invoices.

Tana noted that after a thorough review all accounts appear to be in order.

It was also reported that the Contingency Reserve Fund has a balance of \$141, 058.68 and the Operating Account \$21,239.17.

After a detailed discussion it was:

MOVED AND SECONDED (Eggleston/James)

To approve the March 31, 2008 Financial Reports.

CARRIED

5. REPAIRS & MAINTENANCE

a. Perimeter Drainage Maintenance

It was reported that maintenance to the perimeter drainage systems around #37 and #38 and in front of #49 thru #60 has been completed with repairs revealed during the inspection process being reviewed.

b. Crack Repairs

A repair to the crack at the top of the repairs in front of unit #5 has been completed.

c. Driveway Repairs & Carwash Drainage

Scheduled for later this month, crack repairs on the roadway and depression repairs around the water shut off valve in front of # 11, will be completed. Also included in this service request is the levelling of the car wash area to reduce the amount of soapy water from entering the fresh water runoff drains.

d. Vinyl Siding Cleaning

Management reported that the spot cleaning of the vinyl siding around the property is still pending. Included in the maintenance program is the cleaning of exterior vinyl surfaces with heavier accumulations of algae, power washing of the paver stone areas in the visitor parking areas and in front of unit numbers 1 thru 4, and the cleaning of the gutters inside and out.

e. Garage Door Touch-ups

A review of the garage door paint maintenance program is pending better weather during the summer months.

f. Tree Pruning

Council discussed a number of projects including the pruning of overhanging trees adjacent to townhome #49, and slash clearing behind unit numbers 20 thru 36 and 49 thru 60.

Davey Tree has been requested to attend to each of these areas.

The complete removal of the two trees beside #49 due to the maintenance issues and the health of the tree were discussed in detail.

It was then:

MOVED and SECONDED (James/Eggleston)

To remove both trees due to maintenance and tree health issues adjacent to townhome #49.

CARRIED

g. Lattice & Wood Trim Repairs

Council noted a number of areas around the property that need paint maintenance and minor carpentry repairs.

AuCourant contracting will be requested to perform the work.

h. #40 Window Repairs

It was noted that a request for the repair of a cracked window in this unit is still pending.

Accurate Glass will be asked at attending to the repair.

6. PROJECTS

a. Roof Inspection

Council has noted that Carlson Roofing has been in contact with a number of owners around the property to conduct the inspection of attic spaces in these townhome to complete the roof inspection report.

b. BC Hydro Tree Planting

Allan James reported that Dan Bourke, Peg James, and he have met with representatives of BC Hydro to review the planned replanting of the berm.

Allan will undertake to lobby BC Hydro increasing the size of the proposed trees, make minor changes to the type of species proposed, and work to reduce the amount of light transmission onto our property.

BC Hydro has proposed that the replanting should begin next fall.

7. **OTHER BUSINESS**

a. Common Property Tree Damage

It was reported that Davey Tree Services has determined that the tree pruned on common property in violation of the bylaws cannot survive.

Estimates to remove the damaged tree plus bylaw violation penalties in the amount of \$490.00 have been assessed to the owner.

Estimates to replace the tree, provided by Davey Trees Services; were discussed, but declined by Council as an option.

b. Community BBQ

Council discussed the highly successful Summer BBQ.

All owners are asked to attend on August 23, 2008.

c. Garbage - Reduce, Reuse, and Remove Days

Council set the date for the popular Reduce, Reuse, and Remove Days for September 13th, 14th and 15th, 2008.

Owners wanting to clear-out some of that storage space of items they do not want anymore are asked to place them in the designated area on Saturday; those owners seeing something they could use, are free to take items from the area on Sunday; and on Monday, a contractor will be hired to remove all of the remaining items and take them to the land fill.

d. Yard Waste Program

It was noted that the City of Burnaby has provided the strata corporation with a number of yard waste material bins. The bins should be used for grass clipping, small branches, and weeds. The cities' web site can provide all of the details.

It was also noted that one owner filled the bins with lawn turf in contravention of the cities guidelines, making them almost impossible for anyone to pick them up.

YARD WASTE AND RECYCLING BINS

All Owners are reminded that there are specific rules pertaining to the use of the Yard Waste and Recycling Bins.

Please check the cities web site and follow the guidelines.

It should also be noted that the garage container area is for household and yard waste only.

Disposal of restricted items such as paint and solvents, as well as old appliances, television sets, and mattresses are not allowed.

These items must be disposed of by the owner to the appropriate sites.

There being no further business the meeting was adjourned at 9:20 p.m.
The next meeting of Council will be on Tuesday September 10, 2008.

Attention:

Please keep these minutes as a permanent record of your strata corporation business.

Submitted by:
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