CAPILANO RIDGE
MINUTES OF STRATA COUNCIL MEETING– TOWNHOUSE SECTION
STRATA CORPORATION BCS 130

HELD: August 27, 2018 at 6:30 p.m. – **TOWNHOUSE SECTION**
Apartments Lobby Lounge - Capilano Crescent, North Vancouver, B.C.

PRESENT:

President	- Simon James
Executive At Large	- Tom Van Walleghem
Treasurer	- Philip Haddad

REGRETS:

MANAGING AGENTS: Heidi Shortreed, Portfolio Manager - Martello Property Services Inc.

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1. CALL TO ORDER:
The meeting was called to order at 7:00 p.m. and chaired by Heidi Shortreed.

2. GUEST BUSINESS:
There was no guest business.

3. APPROVAL OF PREVIOUS MINUTES OF THE MEETING:
It was moved, seconded and **CARRIED** to approve the Strata Council Meeting minutes of May 23, 2018 as previously circulated.

4. FINANCIALS:

a) Financial Statements up to July 31, 2018 – Townhouse Section:
It was moved, seconded and carried to approve the financial statements for the months of May to July 2018, as presented by Martello.

5. BUSINESS ARISING FROM MINUTES:

a) Deck Project Deficiencies:
The final deck deficiencies have been completed, and the remaining holdback amount of $1,500 will be paid to Ajax Building Products.

b) Fascia Board Inspections / Repairs
The pending repairs to a rotting fascia board at unit 3133 have been scheduled for the beginning of September. Savvy Solutions will also be conducting a visual inspection of all townhouse fascia/siding to identify if more repairs are needed.

6. NEW BUSINESS:

a) RDH Depreciation Report
A re-compiled Townhouse Section Depreciation Report was received from RDH. The Report will be posted on PowerStrata and available to owners.

b) Owner Request for Renovation Approval
A renovation request from Strata Lot 7 was reviewed by council and approved.

c) Staining on Mailbox Wooden Roof Enclosure
A council member reported there was staining on the wooden roof of the mailbox enclosure. Council advised it was pressure treated wood, and it is likely just getting weathered.

d) Pest Investigation – Unit 3127 / 3143
A pest control company was arranged to inspect possible bird nesting inside two fireplace chimneys. Atlas pest control advised that unit 3127 has a dark spot on the front of the fireplace base, but it is not related to animals, but could be from heat. There was no evidence of birds nesting in the gas chimney vents. The company did report that Unit 3143 may have rodents accessing the fireplace area from the exterior and recommended exclusion screen be installed.

7. NEXT MEETING:
The next council meeting is scheduled on November 5, 2018 at 6:30 pm

8. ADJOURNMENT:
There being no further business, the meeting was adjourned at 7:21 pm.

Minutes Prepared By:

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These strata council meeting minutes have been reviewed and approved by the Council for circulation to all Owners of Strata Plan BCS 130