MINUTES OF STRATA COUNCIL MEETING
STRATA CORPORATION BCS-130 CAPILANO RIDGE

HELD: Wednesday, November 19, 2014 at 5:30 p.m.
Apartments Lobby Lounge - Capilano Crescent, North Vancouver, B.C.

PRESENT:	Allan Kelley	-	President (Townhouse Section)
	Lauren Fraser	-	Vice President (Apartment Section)
	Philip Mattes	-	Council Member (Townhouse Section)
	Edgar Flores	-	Council Member (Apartment Section)
	Lynn Gordon	-	Council Member (Townhouse Section)
REGRETS:	Darrell Smith		Treasurer (Townhouse Section)
	Sharon Drudian		Council Member (Apartment Section)

MANAGING AGENTS: Julie Landicho, Portfolio Manager - Martello Property Services Inc.

APARTMENTS SECTION:

1. CALL TO ORDER:
The meeting was called to order at 5:31 p.m.

2. GUEST BUSINESS:
a) There was no guest business at this meeting.

3. ADOPTION OF MINUTES OF THE PREVIOUS COUNCIL MEETING:
A Motion was duly called. It was moved, seconded and **CARRIED** to approve the Strata Council Meeting minutes of September 17, 2014 for the Apartment Section as previously circulated.

4. FINANCIAL REPORTS:
a) Financial Statements for September & October 2014 - Apartment:
Management reported on the financial performance for September & October 2014. Following discussion, a Motion was duly called to approve the financial statements for September & October 2014. It was moved, seconded and **CARRIED** to adopt the financial statements for September & October 2014 as prepared by Martello Property Services Inc. and as circulated.

b) Accounts Receivable as of November 19, 2014 - Apartment:
Council reviewed the arrears report as of November 19, 2014 and Council would like to thank the Owners for keeping their accounts up to date. Council requested Management to follow up on any outstanding arrears.

5. BUSINESS ARISING FROM PREVIOUS MINUTES:
a) There was no business arising at this meeting.

6. CORRESPONDENCE:
a) 104 – Request for Reimbursement:
A unit representative requested Council to approve reimbursement of the cost incurred for the repair of water leak inside the unit. After discussion, Council concurred to reimburse the total

amount of the invoice submitted. Further, Council will review Keith Plumbing & Heating invoice for the work performed in the unit.

b) 301 – House Inspection Report:
A new owner submitted to Council the strata lot inspection report. After discussion, Council informed that Neo Roofing will repair Strata Corporation's portion of work and railing in the strata lot as per the recommendation in the Report. The owner will be responsible for the other portion of the work.

c) 204 – Bird Feeder – Removed:
The owner reported that as per notification received, she has removed the bird feeder from the limited common property.

7. NEW BUSINESS:

a) Keith Plumbing & Heating Inspection completed September 2014:
A mechanical inspection report was submitted to Council for reference. Keith Plumbing & Heating will perform the full mechanical maintenance inspection on November 25, 2014.

b) Carpet Cleaning completed – SmithWerks:
The cleaning of the common carpets has been completed by SmithWerks. Council expressed their satisfaction with completion of the carpet cleaning by the contractor.

c) Overhead Gate – Repair completed - Canadian Access $900:

a) The repair of overhead gate springs has been completed by Canadian Access Door.

b) Solar Lights for Landscape – Council will purchase:
A council member volunteered to purchase solar lights for the landscape to replace the old ones, as well as add a few more solar lights to brighten the complex pathways especially in the winter months.

c) Security guard on site
Council requested that the managing agents investigate security guard companies and costs that would be associated with having a temporary security guard on site if an event required such (for example, fire watch if the alarm system was not function, security monitoring during power outage, etc.)