MARTELLO
Trusted Real Estate Advisors

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

HELD:	Tuesday, January 13, 2015 at 6:00 p.m. – **Joint Business**		
	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)
	Darrell Smith	-	Treasurer (Townhouse Section)
	Sharon Drudian	-	Council Member (Apartment Section)

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

JOINT BUSINESS SECTION:

1. **BUSINESS ARISING FROM MINUTES:**
   There is no business arising from the previous minutes at this meeting.

2. **GUEST BUSINESS:**
   An owner from the Townhouse complex William Paine made an effort to present Council report regarding trees around the complex. Bill and Allan met with an arborist to discuss tree maintenance and arborist recommendations.

3. **FINANCIAL**
   a) Financial Statements for November 2014 – Joint Business:
   Management reported on the financial performance for November 2014. Following discussion, a Motion was duly called to approve the financial statements for November 2014. It was moved, seconded and **CARRIED** to adopt the financial statements for November 2014 as prepared by Martello Property Services Inc. and as circulated.

   b) Invoice to Approve:
   There were no invoices to approve at this meeting.

4. **NEW BUSINESS:**

   a) Sections – Management Agreement/Council explained – Bylaw Update Plans:
   Allan Kelley reviewed recent activities by council, legal advisors, and Martello to ensure that BCS-130 was operating and governing as a strata corporation with sections in compliance with all requirements of both the Strata Property Act and the Real Estate Services Act. As part of this compliance process, and to eliminate the co-mingling of funds between legal entities and usage designations, Martello completed a required separation of bank accounts (both CRF and operating) for each legal entity (the Joint BCS-130 Strata Corporation, the Apartment Section, and the Townhouse Section) by the December 31, 2014 deadline.

Legal advisor, Adrienne Murray, has provided a bylaw review and made recommendations to council regarding operations and governance as well as provided feedback on recently proposed management contracts between each entity and Martello. Adrienne Murray also advised that our bylaws should be updated to eliminate inconsistencies and gaps in order to more clearly properly reflect each Section's responsibilities and avoid potential for confusion in the future.

After discussions, the motion was carried, but not unanimously, to proceed with a bylaws update to be performed by Adrienne Murray for the estimated costs. The motion was moved, seconded and CARRIED but not unanimously. It is anticipated that the updated bylaws would be presented to the Owners for approval at the next AGM.

b) Arborist Estimate

With the assistance of an owner, a quote from Burley Boys Tree Service was reviewed. Council agreed to proceed with the preparation of an arborist report to review potential hazard trees around the complex as well as to provide advice on the costs and permitting issues associated with possible selective pruning of large conifers and removal of invasive species, particularly along the Capilano River side of the property.

c) Christmas Decorations

Council would like to express thanks to everyone who helped setup and take down Christmas decorations and lights this year. There are too many people to thank individually, but we appreciate the fact that it is largely the same people who take the initiative year after year. We all enjoy the product of your efforts immensely.

As a final note to all owners, please make sure your Christmas lights are removed by January 31.

5. MISCELLANEOUS:

There was no miscellaneous business at this meeting.

6. NEXT MEETING:

The next Strata Council meeting is scheduled to be held on Tuesday, March 31, 2015 at 5:30 p.m.

7. ADJOURNMENT:

There being no further business, the meeting adjourned at 7:32 p.m.

Respectfully submitted,

Julie Landicho,
Portfolio Manager
MARTELLO PROPERTY SERVICES INC.
Please contact Julie at 604-681-6544 or e-mail at julie.landicho@martello-tra.com

This strata council meeting minutes has been reviewed and approved by the Council for circulation to all Owners, Strata Plan BCS 130