MARTELLO
Trusted Real Estate Advisors

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

HELD: Tuesday, March 31, 2015 at 5:30 p.m. - **Apartments**
Apartments Lobby Lounge - Capilano Crescent, North Vancouver, B.C.

PRESENT:
Lauren Fraser - Vice President (Apartment Section)
Sharon Drudian - Council Member (Apartment Section)

REGRETS: Edgar Flores - 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 6:30 p.m.

2. GUEST BUSINESS:
There is no guest business from the Apartment 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 January 13, 2015 for the **Apartment Section** as previously circulated.

4. FINANCIAL REPORTS:
a) Financial Statements for February, 2015 - Apartment:
Management reported on the financial performance for February 2015. Following discussion, a motion was duly called to approve the financial statements for February 2015. It was moved, seconded and **CARRIED** to adopt the financial statements for February 2015 as prepared by Martello Property Services Inc. and as circulated.

b) Accounts Receivable as of March 30, 2015 - Apartment:
Council reviewed the arrears report as of March 30, 2015 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.

Martello reported on the strata account status of an Owner with an outstanding amount. The Owner had arranged payment of the full balance to complete by April 2015.

c) Invoices to Approve:
There are no invoices to approve at this meeting.

5. BUSINESS ARISING FROM PREVIOUS MINUTES:
a) Fire Inspection and Dryer Vent Cleaning – **COMPLETED:**

Council reported that the fire inspection as per the requirements were completed and the dryer vent cleaning all at the same time. The required maintenance was done at the same time to lessen the interruptions to owners.

6. CORRESPONDENCE:

a) Settlement of Arrears – Payment Monthly – March 2015:
An Owner made payment arrangements for outstanding amounts that are due to the Strata Corporation. As of this meeting, the strata had not received payment as yet. As per the agreement, the full amount will be paid by April 2015.

7. NEW BUSINESS:

a) Proposed Budget Discussion:
Council will prepare the proposed budget accordingly.

b) Annual General Meeting Date: June 24, 2015.

c) Updating the Hallways:
As always, the Council strives to keep Capilano Ridge in the best condition for the enjoyment of the owners and to keep the property value high.

Further to the AGM in 2014 and given the age of our complex, it is best that the Council starts the process of updating the hallways (i.e. new carpet, new paint colors for walls and baseboards and new lobby furniture).

This is a designer assisted project. Such projects take anywhere between one to two years from start to finish.

We will obtain quotes and will create a budget with contingencies.

We plan to bring the hallway project update to the AGM and have it ready for voting there.

8. MISCELLANEOUS:
There are no miscellaneous items discussed at this meeting.

9. ADJOURNMENT:
The meeting was adjourned at 7:08 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