MARTELLO
Trusted Real Estate Advisors

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

HELD: Wednesday, January 20, 2016 at 5:00 p.m. – **APARTMENTS**
Apartments Lobby Lounge - Capilano Crescent, North Vancouver, B.C.

PRESENT:

President/Treasurer	- Lauren Fraser
Secretary	- Glyn Wide

REGRETS:

Vice President	- Sharon Drudian
Council At Large	- Joanne Egerton

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

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1. CALL TO ORDER:
The meeting was called to order at 5:12 p.m.

2. GUEST BUSINESS:
An owner came to council about using/paying for electricity for their trickle charger for their motorcycles. Council had some questions and requested further information.

3. APPROVAL OF PREVIOUS MINUTES OF THE MEETING:
A Motion was duly called. It was moved, seconded and **CARRIED** to approve the Strata Council Meeting minutes of October 20, 2015 for the **Apartments Section** as previously circulated.

4. FINANCIALS:
Financial Statements for October to December 2015 – Apartments Business:
Council approved the October to December 2015 financial statements as presented by Martello.

5. BUSINESS ARISING FROM MINUTES:
Hallway Upgrade Update:
Council reported that the hallway upgrade was completed. Council will send notice to all owners to inform the proper care for the new common area carpeting. Owners are being asked NOT TO DRAG heavy items in the common areas and instead use a dolly when moving items to avoid damage to new carpeting.

6. CORRESPONDENCE:
There was no correspondence discussed at this meeting.

7. NEW BUSINESS:

a) Roof Maintenance:
Neo roofing is working on completing some roof maintenance.

b) Light Painting on Driveway:
Council is getting a quote for painting the light covers on the on the driveway lights

c) Intercom Repair/Replacement:
Vandelta Communications is replacing the enterphone system for the apartment building.

d) New Janitorial Company:
Lifestyles Maintenance is the new janitorial company for Capilano Ridge. Elio & Sylvia had tendered

their resignation effective December 31, 2015. On behalf of BCS 130 Capilano Ridge, Owners & Council would like to thank Elio and Sylvia for the work and dedication they have rendered to Capilano Ridge for many years.

e) New Management Contract (Section):
Council reviewed the new management Section proposal. After a detailed discussion of the proposal, Council asked management to amend the contracts as per the emailed agreement.

f) Paladin/Chubb Fire Safety:
Paladin was on site and confirmed that we are up to code. Chubb was also on site but was not able to resolve the problem. Council advised further that Chubb invoice was not approved for payment. Council is waiting for Paladin's invoice for review.

g) Dryer Vent Cleaning:
Annual cleaning of the outside drier vent was completed as scheduled.

h) Spring Maintenance:
Council advised that the spring cleaning to include power washing as well as window and gutter cleaning will be scheduled. Owners will be notified of the dates & time.

8. MISCELLANEOUS:
Council advised that one unit was sold in the apartment building.

9. NEXT MEETING:
The next Strata Council meeting is scheduled for Wednesday March 9, 2016.

10. ADJOURNMENT:
There being no further business, the meeting adjourned at 5:30 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 of Strata Plan BCS 130