MARTELLO
Trusted Real Estate Advisors

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

HELD: Wednesday, January 20, 2016 at 5:30 p.m. – **JOINT**
Apartments Lobby Lounge - Capilano Crescent, North Vancouver, B.C.

PRESENT:	President	-	Glyn Wide – (Apartment Section)
	Vice President	-	Philip Mattes - (Townhouse Section)
	Treasurer	-	Lauren Fraser - (Apartment Section)
	Council At Large	-	Lynn Gordon – (Townhouse Section)
		-	David Hutchinson – (Townhouse Section)
		-	Philip Haddad – (Townhouse Section)
REGRETS:	Council At Large	-	Sharon Drudian – (Apartment Section)
	Council At Large	-	Joanne Egerton – (Apartment Section)

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

1. **CALL TO ORDER:**
   The meeting was called to order at 5:30 p.m.

2. **GUEST BUSINESS:**
   There was no guest business at this time.

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 **Joint Section** as previously circulated.

4. **BUSINESS ARISING FROM MINUTES:**
   a) Capilano Ridge Website:
   Capilano Ridge website has been completed. Owners may now log into the website and view uploaded strata documents such as bylaws, minutes, notices, etc.

   b) Arborist Update – West Side:
   Council advised that Burley Boys had completed the tree maintenance work as per the quote provided.

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

6. **NEW BUSINESS:**
   a) 3-year Depreciation Report Update:
   Council discussed with RDH Engineering the upcoming 3-year depreciation report update. A quote was also received for review.

   b) Troy Fire & Safety:
   Council advised that they met with Troy & Safety Fire and they would submit a proposal for the common areas.

c) Spring Cleaning:
Council discussed the upcoming spring maintenance and cleaning for the common areas such as power washing.

d) New Management Agreement:
Council reviewed the items presented in the new management agreement proposal for the Joint section. After some discussions, Council advised to review the proposed management rate with Martello. The quoted management rate will be reviewed with Martello and the revised rate will be forwarded to Council for signature.

e) Charging Station:
Council discussed installing a charging station for electric cars. This item will be discussed further at a later date.

7. MISCELLANEOUS:
Council would like to remind owners to remove the Christmas lights visible from the outside. All Christmas lights must be removed no later than February 1st of each year.

NOTE: Owners who are interested in renting their parking stalls, please post a notice in the common area bulletin board. There are residents in the building who are interested in renting extra parking stall. Please note that parking stalls can only be rented by residents of Capilano Ridge. The contract in renting parking stalls will be exclusive between the owner and renter.

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

9. ADJOURNMENT:
There being no further business, the meeting adjourned at 5:49 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