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Trusted Real Estate Advisors

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

HELD: Wednesday, March 9, 2016 at 5:30 p.m. – **JOINT**
Apartments Lobby Lounge - Capilano Crescent, North Vancouver, B.C.

PRESENT:	President	-	Glyndwr 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)
		-	Sharon Drudian – (Apartment Section)
REGRETS:		-	Joanne Egerton – (Apartment Section)

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

JOINT BUSINESS SECTION:

1. CALL TO ORDER:
The meeting was called to order at 5:48 p.m.

2. GUEST BUSINESS:
No guest business at this meeting.

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 January 20, 2016 for the **JOINT Section** as previously circulated.

4. **FINANCIALS:**
a) Financial Statements for January 2016 – JOINT Business:
Council approved the October to January 2016 financial statements as presented by Martello.

5. BUSINESS ARISING FROM MINUTES:
a) Troy Fire & Safety Maintenance Service Proposal:
Council has approved the fire equipment maintenance proposal from Troy Fire & Safety.

b) Photocopying expenses:
Council concurred on the discussion with the apartments executives regarding cost savings on photocopying.

c) Common Area Spring Cleaning:
Council concurred with the apartment executives regarding the contractor and scheduling of the joint common areas spring cleaning.

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

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7. NEW BUSINESS:

a) Depreciation Report:
Management brought up with Council the 3-year update of the Depreciation report. A quote from RDH Engineering was discuss and will be included in the budget for 2016-2017

Joint	-	$1,100.00 + taxes
Apartment	-	$ 1,900.00 + taxes
Townhouse	-	$ 2,500.00 + taxes

b) Electrical chargers for cars:
Council is looking at the cost of installing 2 electrical charges for cars. Council will discuss this at the AGM. We are looking onto government rebates as well.

8. MISCELLANEOUS:

All owners are advised that the strata council has set the date for the Annual General Meeting for Strata Corporation BCS 130 on Wednesday, June 22, 2016 at the Maple Room, Delbrook Recreation Centre (North Building)

9. NEXT MEETING:
The next Strata Council meeting is scheduled on May 11, 2016

10. ADJOURNMENT:
There being no further business, the meeting adjourned at 6.05 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

All comments, concerns and suggestions for the strata council or management can be sent to:
Strata Plan BCS 130 Attention: Julie Landicho
Martello Property Services Suite 200- 808 West Hastings Street, Vancouver, BC V6C 2X44
In case of Emergency: stay calm; call 607-777-3879 after office hour's emergency number and a professional attendant will be able to assist you.

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

MARTELLO
Trusted Real Estate Advisors

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

HELD: Wednesday, March 9, 2016 at 6:00 p.m. – **TOWNHOMES**
Apartments Lobby Lounge - Capilano Crescent, North Vancouver, B.C.

PRESENT:

President	-	Lynn Gordon
Vice President	-	Philip Mattes
Secretary	-	David Hutchinson
Treasurer	-	Philip Haddad

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

TOWNHOMES BUSINESS SECTION:

1. **CALL TO ORDER:**
The meeting was called to order at 6:16 p.m.

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

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 January 20, 2015 for the **Townhomes Section** as previously circulated.

4. **FINANCIALS:**
a) Financial Statements for January 2016 – Townhomes Business:
Council approved the October to January 2016 financial statements as presented by Martello. Council suggested attaching only invoices pertaining to the Townhouses.

5. **BUSINESS ARISING FROM MINUTES:**
a) Balcony Condition Assessment Report & Repairs:
Council discussed the written report submitted by Strata Engineering regarding decks, railings and deck dividers review undertaken. Further, Council met with Strata Engineering to discuss the recommended repairs and some concerns with the report. A revised recommendation for decks, railings and decks dividers rehabilitation was requested and will be submitted for Council to review. Council expressed the need for a second opinion and will retain a deck specialist for a separate report. The recommendation report will be discussed with the owners at the upcoming AGM.

6. **CORRESPONDENCE:**
a) Roof Deficiencies —Roofix completed the roof repairs in unit 3133 as per their quote.

b) Moisture Damage – The water leakage in 3149 was repaired. Some minor drywall repair is still to be conducted. Martello to arrange for completion of work.

c) Noise complaint – an Owner reported a noise complaint originating from the adjacent unit to her strata lot. The owner of the unit was advised in writing and has responded to the complaint. The matter is considered closed.

NEW BUSINESS:

a) Spring Cleaning:
Council advised that spring cleaning will be scheduled for April/May. Council directed Martello to obtain alternative quote for power washing the townhouses common areas from Apex. Quote will be submitted to council for consideration. Apex will be retained again for window washing and gutter cleaning, as well as power washing of the decks, railings and balconies.

b) Dryer Vents: -
Michael A Smith Duct Cleaning submitted a quote for 2016 dryer vents cleaning. After some discussion, Council advised to opt out the 2016 dryer vents cleaning.

7. MISCELLANEOUS:

a) AGM Discussion: budget date and venue
Management advised that the venue for the AGM has been arranged for Wednesday, June 22, 2016. Council will discuss the budget preparation for owners' approval at the AGM. Martello will send a notice to owners with details.

b) Some owners reported lights out over their garages. Owners are requested to report such items to Martello for action.

c) Owners are reminded to take care with items left in garbage hut. Boxes are to be broken down and cut to fit in bins. Items not considered household waste are to be brought by owners to the North Shore Transfer Station.

8. NEXT MEETING:

The next Strata Council meeting is scheduled on May 11, 2016.

10. ADJOURNMENT:

There being no further business, the meeting adjourned at 7:15 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