MARTELLO
Trusted Real Estate Advisors

MINUTES OF STRATA COUNCIL MEETING
STRATA CORPORATION BCS-130 CAPILANO RIDGE – JOINT SECTION

HELD: Wednesday, August 10, 2016 at 6:00 p.m. - **JOINT**
Apartments Lobby Lounge - Capilano Crescent, North Vancouver, B.C.

PRESENT:	Lauren Fraser	-	(Apartment Section)
	Simon James	-	(Townhouse Section)
	David Hutchinson	-	(Townhouse Section)
	Sharon Drudian	-	(Apartment Section)
	Philip Haddad	-	(Townhouse Section)
REGRETS:	Joanne Egerton	-	(Apartment Section)
	Glyn Wide	-	(Apartment Section)

MANAGING AGENTS: Martin Carey, Portfolio Manager - Martello Property Services Inc.

1. **CALL TO ORDER:**
The meeting was called to order at 6:07 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 May 18, 2016 as previously circulated.

4. **FINANCIALS:**
a) Financial Statements for June 2016 – Joint Section:
It was moved, seconded and carried to approve the financial statements for the month of June 2016 as presented by Martello.

b) Accounts Receivable as of August 10, 2016:
Council reviewed the arrears report as of August 10, 2016 and would like to thank the Owners for keeping their accounts up to date. Council requested Management follow up on any outstanding arrears.

5. **BUSINESS ARISING FROM MINUTES:**
New Property Manager:
Council would like to advise that there is a new property manager for the Strata Corporation. Martin Carey of Martello Property Services has taken over the role and can be contacted at 604-681-6544 or martin.carey@martello-tra.com.

6. **NEW BUSINESS:**
a) Photocopy/Scan Discussion:
Council discussed the issue of photocopying and scanning of documents by Martello. Management agreed to monitor this going forward.

b) Tree Removal & Replacement:
Council discussed various landscaping items.

i. Fallen/Dead Trees:
It was noted that a tree had recently fallen during a windstorm. It had since been removed and will be replaced when the timing is appropriate.

ii. Ivy Covered Tree Concern:
Council reviewed a proposal for the removal of ivy from a tree at the south end of the complex. Council discussed and agreed to proceed with the proposal.

iii. New Plants:
It was noted that a number of new plants had been planted around the complex. Council expressed satisfaction with George, the current landscaper.

c) Laurel Hedge Trimming:
Council discussed the trimming of the laurel hedge and expressed satisfaction with the work performed. Council agreed to budget for trimming and thinning of the hedge in future budgets.

d) Parking on Capilano Crescent:
Council discussed the issue of non-residents parking along Capilano Crescent causing lack of parking space for the residents. Council asks all owners/residents of Capilano Ridge to go to the following link and request the District of North Vancouver Engineering Department that parking along Capilano Crescent be changed to resident only.

www.dnv.org/contact-us/request-service-or-report-concern

7. MISCELLANEOUS:

a) Council Positions:
It was agreed to defer appointment of new council positions until the next meeting.

b) Fire Inspection Company – Fobs
Council requested Management follow up and obtain the building fobs from the previous fire inspection company.

8. NEXT MEETING:
The next Strata Council meeting is scheduled for October 24, 2016 at 6:00p.m.

9. ADJOURNMENT:
There being no further business, the meeting adjourned at 6:30 p.m.

Respectfully submitted,

Martin Carey,
Portfolio Manager
MARTELLO PROPERTY SERVICES INC.
Please contact Martin at 604-681-6544 or e-mail at martin.carey@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