

APPROVAL OF MEETING MINUTES

It was MOVED, SECONDED, AND CARRIED to approve the minutes of the Strata Council meeting held on April 22, 2008.

BUSINESS ARISING FROM MINUTES

Hot Tub and Sauna

The option of closing down the hot tub and sauna was reviewed. The following comments were stated during the discussion:

- The cost to operate and maintain the hot tub/sauna is very high (approx. \$8,000.00 a year)
- Several incidents of misbehaviour and vandalism in the hot tub area have occurred
- Equipment is aging and will have to be replaced
- Better usage of the space can be made if incorporated as part of the adjacent meeting room and/or using the room as an extension of the fitness area

After careful and thorough consideration of the matter, it was moved/seconded to present to the owners at the next AGM in June a resolution to close down the hot tub/sauna area and adjust it as an extension of the fitness area using the funds budgeted for hot tub/sauna maintenance this year. CARRIED UNANIMOUSLY

CORRESPONDENCE

1) General complaints regarding dogs and cats were reviewed. Concerning dogs, the complaints mentioned were the following:

- Dogs constantly defecating and urinating in common property
- Dog smell in elevators
- Dog hair in hallways

The complaints about cats related to cats roaming around the buildings.

Subsequent to careful evaluation of the pet situation and based on the constant complaints received regarding the carelessness of some pet owners, it was moved/seconded to present to the owners at the next AGM in June a resolution to amend the Bylaws so no dogs and cats are allowed. CARRIED UNANIMOUSLY

2) A complaint was received from an owner regarding noise from one of his neighbours beyond 10:30pm.

It was moved/seconded to send a letter to the owner responsible for the noise reminding her to keep the noise level down, especially after 10:30pm, in agreement with the Bylaws.

3) An owner sent a letter about skateboarders constantly found in parking level 1. He suggested closing the Waterford gate during the day to prevent the kids from having free access to the parking area.

It was agreed to discuss the matter with the Waterford Manager this week.

4) An owner sent a letter concerned about the “metal thieves” recently reported in the news.

It was agreed to evaluate the security of the complex and ensure that all doors are properly secured and locked, adding security to vulnerable areas.

PROPERTY MANAGER’S REPORT

Cigarette Smoking on patios/balconies

Based on complaints received from some owners about cigarette smoking on patios/balconies, some investigation was made regarding the tobacco control program. According to the tobacco officer from the Fraser Health Authority, the Tobacco Control Act and the new regulations do not control private residence. To stop people from smoking on balconies/patios there would have to be a $\frac{3}{4}$ vote resolution to add a Bylaw concerning this matter.

It was agreed to include this subject as a general discussion item at the next AGM in June.

Lagoon Liner

When the extension of the lagoon in front of the Waterford between the Stanway and the Campton building was finished, Century Holdings only applied a paint-on membrane with a 5 year lifespan. Five years have already passed and a rubber liner like the one in rest of the lagoon needs to be added. In case of a fracture in the concrete surface, a paint-on liner will not prevent water seepage and major damages could result in parking level two.

A quote from Home Suite Home Improvements was reviewed to add proper liner for a total of \$15,750.00.

It was moved/seconded to approve the quote from Home Suite Home Improvements and use the existing lagoon reserve funds for this project. CARRIED UNANIMOUSLY

Lagoon/Additional Fish

A report from Craig Larson from Pacific Coast Koi Ponds was reviewed in which he recommends adding more Koi to the pond this year. The reasons he gave were the following:

- Increasing stock levels of larger Koi will maintain balance of pond
- Introducing new fish will create new bloodlines and therefore healthier offspring
- Introducing larger Koi will reduce the risk of losing them to predation i.e. Heron, racoons, kingfisher

It was agreed to increase stock levels of larger Koi with a minimum size of 16" and to add more water lilies that would provide them with extra hiding areas.

ERT

The emergency response team will be meeting soon to update some information.

CONTINUING EDUCATION

Out of her own interest, Elsa has been taking strata management seminars as well as accounting courses to better perform her duties. Additional training will be taken through Langara College and the Strata Property Agents of B.C.

FINANCE

The Treasurer reported that April operated within budget.

AGED RECEIVABLE REPORT

The following amounts were reported:

- Total pending strata fees plus late payment charges: \$ 7,553.60
- Total pending fines plus late payment charges: \$180.00
- Total common property damages: \$ 2,696.38
- Total aged receivables: \$10,409.98

NEW BUSINESS

Security

A quote was reviewed to add locks on the doors of the Somerset West stairwell and the Oxford North stairwell to add security in the vulnerable areas of those buildings. The quote also included adding a lock to the commercial hallway door so the door is locked permanently and only residents and commercial tenants can have access to the parking area.

It was moved/seconded to approve the quote for \$2,775.40 to secure the vulnerable doors.
CARRIED UNANIMOUSLY

AGM Meeting

The AGM was scheduled for June 18, 2008 at 7:00pm.

There being no further business, the meeting was adjourned at 8:30 pm. The next Council meeting will take place following the AGM.

For LMS 1318 Windsor Woods Strata Council,

Doug Perry
President