

West Coast Property Management LTD.



Strata Plan NWS58 - Simon Fraser Village Council Meeting Minutes - September 9, 2024 3290 Ganymede Drive, Burnaby BC

In Attendance

Moriah Power	President
Sandra Preston	Vice President/Privacy Officer/Landscape Liaison
Donna Linger	Assistant Treasurer/Member at Large
Sheldon Armstrong	Treasurer
Ross Taylor	Assistant Secretary/Member at Large
Joseph Henderson McCance	Secretary
Sonny Shergill	Strata Agent, West Coast Property Management LTD

Guests: SL25, SL81, SL85 & SL117

Call Meeting to Order

Sonny Shergill, Strata Agent calls the meeting to order at 6:32PM.

Report on Litigation

The Strata Corporation is to report any current litigation as soon as feasible including Civil Resolution Tribunal matters. There is no litigation ongoing or pending at this time.

Approval of August Council Meeting Minutes

After discussion, it was Moved and Seconded to approve the minutes from the August 12, 2024 council meeting. CARRIED.

Nomination of Vice President

Following the resignation from council of the previous vice president, nominations for the position were held among the current council members and a vote was held. Sandra Preston was elected to the position of vice president.

Review of Financial Information

1. Review of Accounts Receivable as of September 6, 2024:

The Accounts Receivable, as of September 6, 2024, were reviewed. It was noted that multiple strata lots are in arrears. Council and delivered arrears notices to owners that have not set up PAD or not approved withdrawal of late strata fees.

2. Report on Unapproved Expenditures:

There are no unapproved expenditures to report at this time.

3. July 2024 Financial Statement:

The Financial Statements to July 2024 were briefly discussed and tabled for approval until the next meeting (why?).

BUSINESS ARISING FROM PREVIOUS MINUTES

1. Concrete and Blacktop Repairs:

Council held a brief discussion of the quotes received for blacktop and concrete repairs. As there was the information provided with the quote was lacking details regarding job

prioritization, scope of work for some tasks, and location of proposed replacement a sidewalk, the issue was tabled until more information can be gathered.

2. Gutter Cleaning:

Quotes were received and discussed for gutter cleaning. A motion was put forth to approve the quote from Men in Kilts for gutter cleaning. Seconded and carried.

3. SL47 Repairs:

All necessary work on SL47 has now been completed.

Correspondence - Owners

1. SL40

An owner expressed concerns regarding their parking stall number and allocation. Strata Agent has reached out to the land titles office to confirm the correct stall allocation.

2. SL40

A request for renovations was received from an owner. After discussion, the strata agent was directed to request additional details from the owner, including plans and permits, before approval can be considered.

3. SL82

An owner requested to install a central air conditioner outside their unit. After a lengthy discussion, the council did not approve the installation. Owner will be informed.

4. SL37

This owner requested repair or replacement of some vinyl siding which is coming off of their unit. The Strata Agent has added this to the handyman list.

Correspondence - Bylaw Violations

Council reviewed all bylaw violations and provided direction to the Strata Agent.

New Business

1. Handyman List

Council provided a list of items needing repairs. Strata Agent will obtain multiple quotes to present to council.

2. Snow Removal & Landscaping Quotes

Strata Agent is in process of obtaining new quotes for both snow removal and landscaping, which will be provided to council review.

3. Garbage Enclosure Repair

Silverfern provided quotes for repairs to the garbage enclosure which was damaged by the landscapers. Council discussed that all costs will be charged back to the landscaping company. A motion was put forth to approve Silverfern to complete this work based on the quote; seconded and carried.

4. Compost Issues

There continue to be ongoing problems with multiple bears entering the complex and accessing the compost and garbage bins. This constitutes a significant safety concern for residents and others on our property. To mitigate this safety issue, and on the advice of the city, the council approved a system whereby the compost bins are removed after being cleaned and stored until the day prior to pick-up, at which time owners can put their accumulated compost in the bin. Although recognized as not ideal, this system will continue for the foreseeable future and until bear proof containers are provided by the city. The council asks that owners remain vigilant and patient to help keep our community safe.

Council would also like to ask owners to refrain from confronting the resident caretaker if they have an issue with the current system and are asked instead to contact the Strata Agent.

5. Daycare Utilities

A discussion was held regarding the allocation of utilities between the daycare and the strata. The daycare requires this information so they can complete their budget. A motion was put forth to charge a flat rate to the daycare of \$275 per month to cover utilities, which is based on the average monthly utility charges over the year. Seconded, Carried. Sonny will inform the daycare so that they can apply this to their budgets.

Termination of Meeting

The Strata Council Meeting was terminated at 8:00PM.

Next Meeting

The next council meeting is Monday October 7, 2024 @ 6:30pm.



Sonny Shergill, Strata Agent
West Coast Property Management LTD
604.914.2135 ext 5
teamshergill@westcoastpm.ca
www.westcoastpm.ca

REMINDERS:

- Residents are reminded that their vehicles must fit within the length of their parking space and not extend either into the driveways or over sidewalks behind the parking spaces. (Bylaw 39.1)
- Residents are reminded that smoking and disposal of smoking paraphernalia is prohibited on common property. (Bylaw 4.11)
- Disposal of unwanted items on common property is an ongoing problem and impacts the quality of life of all residents. Residents are expected to dispose of their unwanted items through the proper channels, rather than leave it to the strata or other residents to deal with. The costs associated with removing these items is unfairly borne by all of residents. (Bylaws 40.1, 43.8)