



West Coast Property Management LTD.

Strata Plan NWS58 - Simon Fraser Village
Council Meeting Agenda - Monday January 13, 2025
Location: 3290 Ganymede Drive, Burnaby BC

In Attendance:

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| Moriah Power | President |
| Sandra Preston | Vice President/Privacy Officer/Landscape Liaison |
| Sheldon Armstrong | Treasurer |
| Joseph Henderson McCance | Secretary |
| Ross Taylor | Assistant Secretary/Member at Large |

Regrets:

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| Sonny Shergill | Strata Agent, West Coast Property Management LTD |
| Donna Linger | Assistant Treasurer/Member at Large |

Guests: SL85, SL117

Call to Order: Moriah Power, Strata President, called the meeting to order at 6:30 p.m.

Approval of Previous Council Meeting Minutes: It was **Moved, Seconded** and **Carried** to approve the Strata Council Meeting Minutes from December, 2024, as circulated.

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 to report at this time.

Review of Financial Information

1. Review of Accounts Receivable: The Accounts Receivable as of January 11, 2025, were not reviewed, in the absence of the Strata Agent. Tabled until next meeting.

2. Report on Unapproved Expenditures: There is no report on unapproved expenditures to report at this time.

3. Financial Statement Review: Financial statements received to date have been reviewed by the treasurer. The treasurer has sent identified adjustments to the strata agent to be processed.

Business Arising from Previous Minutes

Concrete and Blacktop Repairs: Curb repair at the top of Ganymede Drive that was identified in last month's meeting will be deferred until the electrical upgrading plan has been finalized as this project will involve removing areas of concrete.



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Gutter Cleaning: Men in Kilts returned to the property to tend to the identified deficiencies from the gutter cleaning project. Several items were identified that need to be addressed by a handman.

Handyman List: Council will meet with the handyman to go over the scope of work for gutter repairs and alterations that were identified in the gutter cleaning process.

Sump Repairs and Location: There are no updates on the repairs for sumps and relocation of the SL67 interior sump at this time; tabled until strata agent is available to provide updates.

Roofing: No updates at this time; tabled until quotes and scope of work can be finalized.

Electrical Upgrades: Tabled at this time, pending receiving quotes and descriptions of the options for the upgrades.

SL3 - FlowSafe Exterior Flush: Tabled until strata agent is available provide an update on the progress.

New Business

Daycare Rubber Mat Repair: A tree which fell onto the daycare area damaged the rubber mats. A quote for \$787.50 was received for repairs. A **motion** was put forth that the strata pay for the repair to the rubber mats, based on the quoted amount, as this material is part of the common property that is rented to the daycare (**seconded; passed**).

Alarm: The alarm in the hall needs attention as it is signalling a problem. The council will direct the strata agent to contact the alarm company to investigate.

Garbage Pick-Up: There is a lot of unwanted items again dumped around the property. The strata council will ask the strata agent to arrange for the junk removal company to visit the complex to remove these items. Residents are reminded that dumping unwanted items on common property is a violation of the strata bylaws, subject to the fines being levied.

Termination of Meeting: 7:53 p.m.

Next Council Meeting: Monday February 3, 2025 at 6:30 p.m.