

West Coast Property Management LTD.



Strata Plan NWS58 - Simon Fraser Village Council Meeting Minutes - Monday July 6, 2026 3290 Ganymede Drive, Burnaby BC

In Attendance

Moriah Power - President
Sandra Preston - Vice President
Ross Taylor - Secretary
Maxine Haberl - Treasurer
Patrick Lau, Strata Agent, West Coast Property Management

Regrets

Joseph Henderson McCance - Member at Large
Sheldon Armstrong, Member at Large, has resigned from council. Council thanks Sheldon for his work on council and wishes him the best.

Guests

SL117, SL25

Call Meeting to Order

Strata Agent, Patrick Lau, called the meeting to order at 6:31 p.m.

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.

Approval of the Strata Council Meeting Minutes of June 1, 2026

A **MOTION** was put forth to approve the minutes dated June 1, 2026 as circulated. **SECONDED, APPROVED.**

Approval of Financial Statements

- Review of Accounts Receivable as of July 3, 2026 (In Camera)
- Report on Unapproved Expenditures
- May 2026 Financial Statement Review

Strata Agent Report on Directives

1. Handyman: Any tasks requested of the handyman are on hold until he returns to work in July. These tasks include:

- review of the parking curb realignment for deficiencies,
- painting of the office in hall,
- moving of the strata files into the office.

2. Adjustment of Hall Door: The Strata Agent was directed to reach out to a locksmith to have them assess the condition of the door hardware and alignment of hall entry door.

3. Compost Bin Securing: The Strata Agent has reached out to Hurricane Solutions to have them secure one compost bin as an example to help determine if their design is suitable. This work is pending.

4. Concrete Pad Leveling: All of these requests are tabled at this time until other major projects are complete and a priority list can be determined.

5. SL3 Water Ingress: This work is still in progress. Council asked the Strata Agent to follow up with Clearly Plumbing to find out the reason for the delay in completion of the project.

6. SL40 Mold Remediation: The remediation of mold in the attic space is pending coordination between the owners and Hurricane Solutions.

7. SL84 Mold Remediation: This work is in progress, with Hurricane Solutions responsible for the aspects of the remediation that are strata responsibility.

8. Quote for Inspection of Attics: This has been tabled until other projects have been completed.

9. Exterior Cleaning of Buildings: This has been tabled until other projects have been completed.

10. Hall Accessible Ramp: This has been tabled until other projects have been completed.

11. Signage to Identify Units: The work to install temporary signage is pending; the strata manager is in communication with the sign company.

Business Arising From Previous Council Meeting

1. Plumbing and Drainage Work:

- Interior Sump Pump Relocations - Although the council recognizes that there are still interior sumps in several units which require to be relocated outside the unit, the focus this year has needed to be on higher priority and emergency drainage issues. A plan to relocate remaining sumps will continue to be worked on.
- SL164 Water Line Replacement - The Strata Agent will reach out to plumbing companies to get recommendations and quotes for the scope of work to repair a leaking water line in this area.
- SL166 Hydro Flushing - The Strata Agent will reach out to plumbing companies to obtain quotes for this work.
- SL140 Hose Bib Replacement - This work is pending by Clearly Plumbing.

2. Roof Replacement Project Update: The roof replacement project has begun and is going reasonably well, with the project manager communicating progress and issues regularly with council. Bollman Roofing started with one work crew to facilitate an earlier start date and additional crews are to be added as they become available. The council has asked the project manager to confirm with Bollman Roofing when the additional crews will be on site. Council would like to thank owners who have been impacted by the project to date for their patience and understanding. Please watch for new notices as these will continue to come out as the project moves through the complex.

3. Electrical Upgrading and Modernization Projects Update:

- BC Hydro Switch Box Replacement: The strata will call a Special General Meeting in August for owners to vote on the change to common property and title that is required for the BC Hydro switch box replacement. Please watch for the notice and further information about this meeting and important vote.
- Electrical Modernization Project: C&C Mechanical putting together a report and plan for council, which incorporates BC Hydro's updated switch replacement plan. C&C Mechanical is in communication with BC Hydro but waiting for a response.

4. Property Tax Update: BC Assessment is in the process of reviewing the Strata's appeal of property taxes levied on the community hall.

5. Depreciation Report: Due to time requirements, council members will meet outside of the regular council meeting time to review the depreciation report and identify any errors or omissions. Findings will be reported at the August council meeting.

6. Hall Bookings: Owners are reminded to use www.simonfraservillage.com for all hall bookings and to access other community information. Owners are also reminded that they are required to clean up all their belongings and garbage from both the interior and exterior areas of the building after their event.

Correspondence - Owners

- No new correspondence was received from owners this month.

New Business

1. Tree Maintenance: A quote was received from BC Plant Health to trim or remove trees identified as high priority throughout the complex. Council reviewed the quote and, based on the funds allocated in the 2026 budget for tree maintenance, a **MOTION** was put forth to approve the quote. **SECONDED, CARRIED.**

In-Camera: The meeting was moved in-camera at 7:40 p.m. Responses to owner correspondence discussed in-camera will be sent to owners. The meeting was moved ex-camera at 8:00 p.m.

Termination of Meeting

The meeting was terminated at 8:00 p.m.

Next Meeting: Council Meeting - Monday August 10 , 2026 at 6:30 p.m.



Patrick Lau, Strata Agent
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