

**MINUTES OF COUNCIL HEARING
STRATA CORPORATION NW 2671
"SUNRIDGE ESTATES"**

HELD: Tuesday, April 10th, 2007 at 7:00 PM in the Boardroom at Bayside Property Services Ltd., Suite 100 – 6400 Roberts Street, Burnaby, BC

PRESENT:	Wayne Bryson	President	Unit #205
	Gord Matheson	Treasurer	Unit #318
	Geri Campbell	Vice-President	Unit #514
	Trevor Neuman	Landscaping	Unit #223
	Jim Brose		Unit #402
	Mae Reid		Unit #510
	Joan MacDougall	Bayside Property Services Ltd.	

REGRETS: Sherrill Berg Secretary Unit #508

GUEST: Dianne Bond Unit #409

CALL TO ORDER

Wayne Bryson, Council President, called the meeting to order at 7:05 PM. The purpose of this meeting was to answer Dianne Bond's request for a hearing regarding several issues. According to the Bylaws of the Strata Corporation, an Owner has a right to request a hearing.

The issues Dianne Bond wanted to raise are as follows:

1. Strata Corporation Records: Dianne Bond asked that she be provided with all correspondence for the last two years and all email between Council and Bayside for the last two years, as well as copies of specific invoices dating back to 2005. Her reason for this request is that she thinks that there is illegal and/or unfair allocation of funds and wrong doing of some description. Dianne Bond was provided access to all of the Strata Corporation's records held in the Bayside Offices on December 18th, 2006, which took a considerable amount of time, and she was provided with over 900 copies of documents she requested. In addition, a lot of time was spent making copies of the entire correspondence file, which included blacking out personal information, in keeping with the Personal Information Protection Act. In the end, Dianne only took about 5 pages of the correspondence, refused the rest and would not pay for them. There were 176 copies of correspondence produced. Dianne has been informed before that the records can be accessed during business hours with an appointment made in advance. There is a cost to the Strata Corporation of \$60.00 per hour in order to have a staff member of Bayside provide the files and make certain that requirements of the Personal Information Protection Act are followed, and that the records are protected. There is no obligation for Bayside to search through the files for specific records.
2. Tree Replacement & Landscaping Plans: Dianne demanded that mature trees be replaced around her unit. It is not feasible to plant mature trees due to the prohibitive

cost. Council attempted to explain that they are currently working with a landscape architect and will be pursuing a landscaping company to reinstate the landscaping throughout the property. Nothing is finalized at this point and the landscape architects drawing she is demanding copies of are oversized so difficult to copy and preliminary only. She demanded Bayside provide the landscape architects drawing and was told that Trevor Neuman, who is the Landscaping Chair has the only copy. Final plans will be made available to all Owners in due course.

3. Warped Doors and Flooring Issues: Dianne continues to insist that due to the Crane toilet tank bursting back in 2003, her doors are warped and the floor is uneven; she claims this was not properly addressed at that time. Morrison Hershfield, Heatherbrae Construction and Pro Carpet, a restoration company, looked at these issues and determined that the doors, due to settling of the building, needed to be adjusted and that the floor was not dissimilar to other floors. The Council advised Dianne that they had to level their floors when renovations were carried out and this is the Owner's responsibility. A structural engineer was called to look at the concerns Dianne had raised, in conjunction with another Owner's concerns, and a report is pending. The report will be provided to Dianne Bond when it is available. Based on the report, Council will make a final decision on this issue.
4. Exterior Tap: A hose bib was supplied in order to access the exterior tap. Dianne wanted the entire tap adjusted as she is not happy with the bib and indicated that it sprays everywhere. This issue was discussed at the Council Meeting held on November 30th, 2006, and it was decided that the subject was closed at that point. {Subsequent to the meeting, Jim Brose went to check on the hose bib and found that it operated fine, it just needs to be tightened when in use.}
5. Vinyl Siding around Kiosk: Dianne wanted the kiosk for the Hydro covered in vinyl siding. She was informed that BC Hydro is responsible for the kiosk as it is their property and that this would not occur.
6. Incurred Costs: Spratt Emanuel Engineering Ltd. (SEE) was contracted to fulfill the Strata Corporation's responsibilities for the Warranty provided by Willis for the building envelope repairs. Dianne issued correspondence to SEE resulting in a cost of \$386.90 being billed to the Strata Corporation. This was not clear on the invoice received from SEE and the invoice was paid. In a subsequent discussion with the engineer it was discovered that charges were incurred by Dianne Bond.

It was moved, seconded (Brose/Campbell) and carried unanimously to charge back the \$386.90 to Dianne Bond's Strata Lot account. A copy of the invoice break down was provided to Dianne and payment was requested.

7. Sinking Deck: Dianne requested that her deck be repaired as she thinks it is sinking. Dianne was advised that all the decks will be dealt with and that they would be done according to code. She also requested that the Strata Corporation extend her deck. No deck extensions or any other deck requests are being approved at this time until the Owners decide on how they wish to administer the decks in the future. Any modification or changes to decks are the Owners responsibility.

8. Hardy Board: Dianne is claiming that the hardy board on the northwest window of her unit was damaged. There was flashing in behind that Dianne had asked the contractor to remove, as it had a slight bend. This was done and the work was approved by the engineer. Dianne has raised this issue before (see the Minutes of the November 30th, 2006 Council Meeting) and it is now closed.
9. Restore Common Property: Dianne demanded that Council restore the common property landscaping to the original landscaping filed with the City of Coquitlam by the developer. She has followed up on this with the City of Coquitlam who told her in writing that changes to landscaping by the Strata Corporation are permitted and there is nothing that holds the Strata Corporation to the original landscaping plan filed by the developer.
10. Swing Door: When the building envelope repair project was undertaken, the doors to the decks were changed and made to swing out which is consistent throughout the property. As a result, Dianne is claiming that she now has no room for her patio furniture, etc., and wants the doors removed and changed so they swing in like before. She also felt that this was in violation of Section 71 of the Strata Property Act. The door will not be changed and it is not a violation of Section 71 of the Strata Property Act, as all doors throughout the property were done this way as part of the building envelope repairs.
11. Repair Fireplace: Dianne felt that the Strata Corporation should repair her fireplace, which is wood burning, as they have repaired other fireplaces. The previous repairs involved entirely different circumstances. It turned out that her fireplace requires cleaning, which is being planned and was included as a line item in the Operating Budget that was approved at the Annual General Meeting.
12. Obey the Law: Dianne is convinced that the Council should take some action to recover losses from unauthorized spending and damages to common property before limitation dates expire. Clarity of what she meant by this or her statement of "Obey the Law" was not possible and Council felt that there was no point in pursuing further discussion.

Dianne Bond left the meeting at 8:00 PM.

The Council remained to discuss other issues as follows:

1. Arrears: The Council remained to discuss hiring a lawyer to address an Owner in arrears, who had not responded to the notice of lien or lien that was registered against the title to their Strata Lot. Bayside was directed to proceed to have this Owner's account passed to Hammerberg Altman Beaton & Maglio for collection.

It was moved, seconded (Campbell/Neuman) and carried unanimously to proceed with legal action to collect the arrears.
2. Legal Action: The Council also discussed hiring Adrienne Murray to address the Owner of #409 as the time to deal with this Owner is becoming impossible for the Strata Corporation to manage. Each new Council member faces this problem, which has been


ongoing for years and needs to be stopped. The issues are dealt with and then when a new Council comes on board the same issues are brought up again.

It was moved, seconded (Reid/Bryson) and carried to hire Adrienne Murray to issue a letter to Dianne Bond.

3. Notification to Suppliers: The Council also directed Bayside to advise all of the Strata Corporation's suppliers that they are not to respond to any direct correspondence from Dianne Bond. This will prevent Dianne Bond incurring costs, as in the case of Spratt Emanuel. Dianne has been issuing letters to multiple companies, Strata Corporation lawyers, the City of Coquitlam, engineers and others which is inappropriate for any individual Owner to do unless appointed by the Strata Council to undertake certain tasks.
4. Chimney Inspections: The Council directed Bayside to have a gas fitter inspect the fireplaces to ensure they were in proper working condition and safe. If repairs are required, the Owners will be responsible for any repairs and proof of the repair must be provided to the Strata Corporation. There are only four units with wood burning fireplaces and these will be inspected and cleaned by a chimney cleaning company. The units are #402, #404, #409 and #512. If you have a wood burning fireplace and are not on this list, please notify Bayside immediately.

The meeting was terminated at 8:50 PM on a motion by Mae Reid.

The next Council Meeting has been scheduled for Tuesday, May 15th, 2007 at 7:00 PM in the Boardroom of Bayside Property Services Ltd., Suite 100 – 6400 Roberts Street, Burnaby, BC.



Joan MacDougall
Property Manager

BAYSIDE PROPERTY SERVICES LTD.

Sperling Plaza, Suite 100 – 6400 Roberts Street, Burnaby, BC V5G 4C9

Tel: 604.432.7774 (24 hours – after office hours, emergencies only please)

Fax: 604.430.2698

Direct: 604.629.8757

Email: jmacdougall@baysideproperty.com

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