

**MINUTES OF STRATA COUNCIL MEETING
STRATA PLAN NW 1505 – LINCOLN'S GATE
10620 – 150TH STREET
SURREY, BC**

Held Wednesday, January 13th 2015

PRESENT:

Mary Hayes	President
Anne Cook	Treasurer / Chairman
Chris Knox	Vice President
Tara Friesen	
Rick Janes	

CALL TO ORDER

The meeting was called to order at 6.39 pm.

APPROVAL OF MINUTES

It was moved, seconded and carried to approve the Minutes of the Council Meeting held November 27th 2014.

FINANCE

Council approved financial statements from Davin Management for the month of November 2014.

MAINTENANCE UPDATE

- The balcony of unit 1806 will be replaced as soon as weather permits. One other balcony needs to be repaired or replaced.
- Some gutter corners have been replaced and more are to be replaced to prevent overflows which have been an ongoing problem.
- Catch basins and gutters are cleaned as necessary.
- Some parking stalls need to be resurfaced due to tree roots protruding through the surface. This will be done later in the year.
- An electrical outlet has been installed on the west side of meeting/locker room #3 so that residents can vacuum their vehicles on site.
- Some work will be done on landscaping later in the year, which will include adding more top soil and plants, where necessary

BUSINESS ARISING FROM THE LAST MINUTES

- Council discussed the problem of ice on the road between the 1700 and 1800 buildings. This is a result of water flowing from the grassy areas around the 2300 and 1800 buildings. The Joint Committee felt that the water was coming from a leaking water pipe and asked NW1505 to have the problem investigated. Council members have been monitoring the problem and have determined that the water flow subsides when there has been no rain for several days.

This would indicate that the water flow is merely rainwater draining from the saturated ground. As a result of these findings Council advised the Joint Committee that NW1505 is not willing to pay to have the matter investigated further. It was suggested to the Committee that the problem could likely be resolved by installing a few strategically placed catch basins.

- A draft of a new Management Agreement for the Recreation Centre and common areas will be sent to all owners with the notice of the Annual General Meeting.

CORRESPONDENCE

Several complaints were received over the Christmas holidays about young children running and jumping in an upper unit. The owner was asked several times to keep the children quiet but apparently the noise continued. It was determined that the children, aged 3 and 4, were just visiting for the holidays. The question of a fine was discussed, but due to the fact that the children were in bed by 8 pm and have now left, it was agreed that no fine would be issued.

REMINDER

Minutes not delivered by email will be left at the office for pick up. Please provide the Council with your email address if you would like the minutes delivered electronically.

ADJOURNMENT

There being no further business, the meeting was adjourned at 7.35.
The next meeting will be the Annual General Meeting in March 2015.
The next Council meeting will be in April 2015.

Please retain at least 24 months of Strata Council and General Meeting minutes. These minutes will be required at the time of sale by the potential purchaser or lending institute. A charge will be assessed for replacement copies.

GARBAGE DUMPING

Garbage dumping continues to be a problem in our Strata. A fine of \$200 will be assessed to anyone found dumping household furniture, electronics, tires, or any prohibited items.

Residents should be aware that Waste Management could refuse to empty bins that contain cardboard or any other items that can be recycled.

PLEASE NOTE : The cardboard bin is located between the 1900 and 2000 buildings.

STRATA COUNCIL EMAIL ADDRESS - lincolns1505@gmail.com

DAVIN MANAGEMENT ADDRESS: Unit 1 – 10180 – 153RD Street, Surrey, B.C. V3R 0B5
Residents can contact Council members at the above email address.

In the event of an emergency, or for anyone who doesn't have email, the following Council members are available by phone:
Anne Cook (604) 588-5393
Mary Hayes (604) 584-3094

Submitted by NW 1505 Council

Page 02 of 02

**MINUTES OF STRATA COUNCIL MEETING
STRATA PLAN NW 1505 – LINCOLN'S GATE
10620 – 150TH STREET
SURREY, BC**

Held Wednesday, March 25th 2015

PRESENT:

Anne Cook
Tara Friesen
Alison Longley
Chris Knox

CALL TO ORDER

The meeting was called to order at 7.00p.m.
Anne Cook acted as Chairman.
(The meeting was held earlier than the scheduled date in April.)

COUNCIL POSITIONS

The following appointments were approved:-

Chris Knox President
Tara Friesen Vice President
Anne Cook Treasurer/ Chairman

APPROVAL OF MINUTES

It was moved, seconded and carried to approve the Minutes of the Council Meeting held January 13th 2015.

FINANCE

Council approved financial statements from Davin Management for the month of December, 2014 and the months of January and February 2015.

MAINTENANCE UPDATE

- Work has begun to replace two more balconies. One in the 2300 block is complete but for painting. The other in the 2200 will be completed as soon as weather permits.
- Work will be done to replace leaking gutters during the Spring months
- Catch basins and gutters are cleaned as necessary.
- The moss on the roofs has been cleaned off and an additional chemical will be applied to prevent it from returning for several years.

BUSINESS ARISING FROM THE LAST MINUTES

Work on resurfacing parking stalls and landscaping improvements will be scheduled later in the year.

RECREATION CENTRE UPDATE

The new Management Agreement was approved at the Annual General Meeting. Two of the 4 Strata's have not yet approved it.

Necessary minor repairs are being scheduled for the washrooms, hot tub and sauna in time for the Pool opening for the May long weekend. Major repairs such as floor replacement will be scheduled for the winter months.

CORRESPONDENCE

A request was received to repair the privacy gate in Unit 2102. This will be scheduled as soon as possible

REMINDER

Minutes are now being delivered electronically. Owners are required to provide an email address to the Council if they have not already done so. Anyone without access to email should contact a Council member to make other arrangements for delivery.

ADJOURNMENT

There being no further business, the meeting was adjourned at 7.42 pm.
The next meeting will be held early in May, 2015.

Please retain at least 24 months of Strata Council and General Meeting minutes. These minutes will be required at the time of sale by the potential purchaser or lending institute. A charge will be assessed for replacement copies.

GARBAGE DUMPING

Garbage dumping continues to be a problem in our Strata. A <u>fine of \$200</u> will be assessed to anyone found dumping household furniture, electronics, tires, or any prohibited items.
--

Residents should be aware that Waste Management could refuse to empty bins that contain cardboard or any other items that can be recycled.
--

PLEASE NOTE : The cardboard bin is located between the 1900 and 2000 buildings.
--

STRATA COUNCIL EMAIL ADDRESS - lincolns1505@gmail.com

DAVIN MANAGEMENT ADDRESS: Unit 1 – 10180 – 153RD Street, Surrey, B.C. V3R 0B5

Residents can contact Council members at the above email address.

In the event of an emergency or for anyone who doesn't have email, Anne Cook can be reached by phone at (604) 588-5393.

Submitted by NW 1505 Council

Page 02 of 02

**MINUTES OF STRATA COUNCIL MEETING
STRATA PLAN NW 1505 – LINCOLN'S GATE
10620 – 150TH STREET
SURREY, BC**

Held Wednesday, May 6th 2015

PRESENT: Chris Knox President
Anne Cook Treasurer / Chairman
Tara Friesen Vice President
Tara Friesen
Alison Longley

CALL TO ORDER

The meeting was called to order at 6.45 pm.

APPROVAL OF MINUTES

It was moved, seconded and carried to approve the Minutes of the Council Meeting held March 25th 2015

FINANCE

Council approved financial statements from Davin Management for the month March 2015.

MAINTENANCE UPDATE

- A total of 3 balconies have been replaced this year. Council is not aware of any others that need replacing but will be doing an inspection of all buildings to determine any other maintenance requirements.
- Some gutter corners have been replaced and more are to be replaced to prevent overflows which have been an ongoing problem. Because of the number of trees surrounding the buildings cleaning leaves from the gutters is an ongoing process.
- Catch basins are cleaned as necessary.
- Some parking stalls need to be resurfaced due to tree roots protruding through the surface. This will be done later in the year.
- Some work will be done on landscaping later in the year, which will include adding more top soil and plants, where necessary.
- Some sidewalk levelling is necessary where paving stones have shifted. This is an ongoing maintenance issue due to the movement of the ground.
- We have had a number of drainage issues this year caused by hair, grease and food scraps getting into the drains. This expense can be avoided by inserting traps/filters in sinks and bathtubs. All residents should ensure that they take this, very cheap, preventative measure.
- Several windows are in need of repair due to moisture getting in between the panes. This is due a broken seal. Anyone noticing moisture inside the double glazing of their windows should contact a Council member so that repairs can be made.

BUSINESS ARISING FROM THE LAST MINUTES

Repairs have been done in the Recreation Centre washrooms and the Swimming Pool will be opening on May 16th provided that necessary permit is issued by Fraser Health after their inspection of the facilities.

There is a "Caretaker" working in the Administration Office who is able to issue parking passes, gate keys and Rec Centre swipe cards. The office is open from 12pm to 8pm daily.

CORRESPONDENCE

An owner of a rental unit requested that the Strata arrange for a building inspection to determine if noise transfer from an upper to lower unit was caused by structural problems. Council denied the request on the grounds that there is no safety issue and that the buildings are 35 year old wood structures which cannot be expected to be soundproof. Council would have no objection to the owner having the units involved inspected at his own expense.

REMINDER

Minutes are now being delivered electronically. Owners should notify Council of any change in their email address.

During the summer months when everyone has windows open residents should be considerate of their neighbours and be sure to comply with the attached Strata Bylaws.

ADJOURNMENT

There being no further business, the meeting was adjourned at 7.30
The next meeting will be held in late June Date and time to be determined.

Please retain at least 24 months of Strata Council and General Meeting minutes. These minutes will be required at the time of sale by the potential purchaser or lending institute. A charge will be assessed for replacement copies.

GARBAGE DUMPING

Garbage dumping continues to be a problem in our Strata. A fine of \$200 will be assessed to anyone found dumping household furniture, electronics, tires, or any prohibited items.

Residents should be aware that Waste Management could refuse to empty bins that contain cardboard or any other items that can be recycled.

PLEASE NOTE : The cardboard bin is located between the 1900 and 2000 buildings.

STRATA COUNCIL EMAIL ADDRESS - lincolns1505@gmail.com

DAVIN MANAGEMENT ADDRESS: Unit 1 – 10180 – 153RD Street, Surrey, B.C. V3R 0B5

Residents can contact Council members at the above email address.

In the event of an emergency, or for anyone who doesn't have email, the following Council members are available by phone:

Anne Cook (604) 588-5393

Mary Hayes (604) 584-3094

Submitted by NW 1505 Council

Page 02 of 02

**MINUTES OF STRATA COUNCIL MEETING
STRATA PLAN NW 1505 – LINCOLN'S GATE
10620 – 150TH STREET
SURREY, BC**

Held Wednesday, June 23rd 2015

PRESENT: Chris Knox President
 Anne Cook Treasurer / Chairman
 Tara Friesen Vice President

Regrets Alison Longley

CALL TO ORDER

The meeting was called to order at 6.30pm

APPROVAL OF MINUTES

It was moved, seconded and carried to approve the Minutes of the Council Meeting held May 6th 2015.

FINANCE

Council approved financial statements from Davin Management for the month April, 2015.

MAINTENANCE UPDATE

- Gutters need to be cleaned regularly due to all the pine needles and leaves from surrounding trees.
- Tree roots needed to be removed from one parking stall before resurfacing was done. More stalls will be resurfaced as necessary.
- Tree roots were removed from the bare area in front of the 2200 building to allow for grass to be planted.
- Some work will be done on landscaping in the September/October, which will include adding more top soil and plants, where necessary.
- Sidewalk levelling has been completed.
- Some window repairs will be done within the next couple of weeks.
- Large tree roots underneath a deck in the 2200 building had to be severed before they started growing underneath the building foundation.
- The Arborist will be contacted to assess the problems with tree roots and to trim some of the overgrown trees.

NEW BUSINESS

An owner made alterations to his unit without Strata approval or a permit from the City of Surrey. A letter will be sent to the owner.

CORRESPONDENCE

An owner requested permission to rent their unit on the grounds of hardship after having been on the rental waiting list for several months. Temporary rental status was granted with a number of conditions.

REMINDER

Minutes are now being delivered electronically. Owners should notify Council of any change in their email address.

During the summer months when everyone has windows open residents should be considerate of their neighbours and be sure to comply with the Strata Bylaws.

ADJOURNMENT

There being no further business, the meeting was adjourned at 6:55pm
The next meeting will be held in September 2015. The date and time to be determined.

Please retain at least 24 months of Strata Council and General Meeting minutes. These minutes will be required at the time of sale by the potential purchaser or lending institute. A charge will be assessed for replacement copies.

GARBAGE DUMPING

Garbage dumping continues to be a problem in our Strata. A fine of \$200 will be assessed to anyone found dumping household furniture, electronics, tires, or any prohibited items.

Residents should be aware that Waste Management could refuse to empty bins that contain cardboard or any other items that can be recycled.

PLEASE NOTE : The cardboard bin is located between the 1900 and 2000 buildings.

STRATA COUNCIL EMAIL ADDRESS - lincolns1505@gmail.com

DAVIN MANAGEMENT ADDRESS: Unit 1 – 10180 – 153RD Street, Surrey, B.C. V3R 0B5

Residents can contact Council members at the above email address.

In the event of an emergency, or for anyone who doesn't have email, the following Council member is available by phone: Anne Cook (604) 588-5393

Submitted by NW 1505 Council

Page 02 of 02

**MINUTES OF SPECIAL STRATA COUNCIL MEETING
STRATA PLAN NW 1505 – LINCOLN'S GATE
10620 – 150TH STREET
SURREY, BC**

Held Tuesday, July 21st 2015

PRESENT:

Chris Knox	President/ Joint Committee member
Anne Cook	Chairman / Treasurer/Joint Committee member
Tara Friesen	Vice President
Alison Longley	

CALL TO ORDER

The meeting was called to order at 6.30pm.

The purpose of the meeting was to discuss the Co-Ownership Agreement for the Amenities Centre and to determine if legal representation was necessary.

CO-OWNERSHIP AGREEMENT

The chairman explained that NW 1505 and NW1608 had approved the Co-Ownership Agreement at their Annual General Meetings but the other two Strata s, NW 1581 and NW1460 were not willing to approve it. On the advice of a lawyer one Strata has suspended their monthly payments into the Amenities Centre. One other Strata is in the process of consulting with a lawyer.

At a Joint Committee meeting held on July 16th 2015 the Property Manager suggested that all four Strata s retain a lawyer to represent them in negotiating any changes to the Agreement.

After some discussion the Council voted unanimously to self-represent at any meetings called to negotiate the changes. This decision was made for the following reasons:-

1. NW 1505 has no provision for legal fees in the 2015 budget. To incur such costs would be a violation of the Strata Property Act.
2. NW 1505 Joint Committee representatives will not accept changes that would benefit any Strata over the others. Provided that the suggested changes are fair and reasonable Council is prepared to approve a new Agreement on behalf of NW 1505 owners.

In the event that the suggested changes are significant and not in NW 1505's best interest Council would submit the proposed Agreement to the owners for approval by majority vote.

Submitted by NW 1505 Council

**MINUTES OF STRATA COUNCIL MEETING
STRATA PLAN NW 1505 – LINCOLN'S GATE
10620 – 150TH STREET
SURREY, BC**

Held Wednesday, September 23rd 2015

PRESENT:

Chris Knox	President
Anne Cook	Treasurer /Chairman
Tara Friesen	Vice President
Alison Longley	

CALL TO ORDER

The meeting was called to order at 6.30 pm.

APPROVAL OF MINUTES

It was moved, seconded and carried to approve the Minutes of the Council Meetings held June 23rd and July 21st 2015.

FINANCE

Council approved financial statements from Davin Management for the months of May, June and July 2015.

MAINTENANCE UPDATE

- The Arborist had to suspend tree trimming due the amount of emergency work required after the windstorm several weeks ago. Work on our trees should resume shortly. The City of Surrey has issued permits to remove two trees due to hazardous roots.
- Catch basins and gutters will be cleaned after the Arborist has finished trimming the trees.
- Chimney cleaning will be done in Oct/Nov for anyone wanting to use their fireplace.
- Another underground water leak between the 1800 and 2300 blocks is being investigated.

BUSINESS ARISING FROM THE LAST MINUTES

.The Co-Ownership Agreement for the Recreation Centre is still under review.

The owner who made alterations to his property has not complied with the Council's request to obtain a permit from the City of Surrey. Another letter will be sent to notify the owner that monthly fines will be levied against the unit until such time as he provides proof of permit from the City or restores the unit to its original condition.

NEW BUSINESS

Organics recycling bins have been placed beside the garbage bins. Food scraps and other organic materials are no longer allowed in the regular garbage bins.

A mail slot is being installed in the meeting room door so that residents can deliver correspondence /forms etc. directly to Council members.

REMINDER

Minutes are now being delivered electronically. Anyone who has not provided Council with an email address should do so.as soon as possible or contact a Council member to arrange for alternative delivery.

ADJOURNMENT

There being no further business, the meeting was adjourned at 7.00pm
The next meeting Council Meeting will be in November 2015.

Please retain at least 24 months of Strata Council and General Meeting minutes. These minutes will be required at the time of sale by the potential purchaser or lending institute. A charge will be assessed for replacement copies.

GARBAGE DUMPING

Garbage dumping continues to be a problem in our Strata. A fine of \$200 will be assessed to anyone found dumping household furniture, electronics, tires, or any prohibited items.

Residents should be aware that Waste Management could refuse to empty bins that contain cardboard or any other items that can be recycled.

PLEASE NOTE : The cardboard bin is located between the 1900 and 2000 buildings.

STRATA COUNCIL EMAIL ADDRESS - lincolns1505@gmail.com

DAVIN MANAGEMENT ADDRESS: Unit 1 – 10180 – 153RD Street, Surrey, B.C. V3R 0B5

Residents can contact Council members at the above email address.

In the event of an emergency, or for anyone who doesn't have email, the following Council member is available by phone: Anne Cook (604) 588-5393

**MINUTES OF STRATA COUNCIL MEETING
STRATA PLAN NW 1505 – LINCOLN'S GATE
10620 – 150TH STREET
SURREY, BC**

Held Tuesday December 1st 2015

PRESENT:

Chris Knox	President
Anne Cook	Treasurer /Chairman
Tara Friesen	Vice President
Alison Longley	

CALL TO ORDER

The meeting was called to order at 6.30 pm. The November meeting was postponed due to scheduling conflicts.

APPROVAL OF MINUTES

It was moved, seconded and carried to approve the Minutes of the Council Meetings held September 23rd 2015.

FINANCE

Council approved financial statements from Davin Management for the months of August, September and October 2015.

MAINTENANCE UPDATE

- The Tree trimming has been completed
- Catch basins and gutters have been cleaned
- Chimney inspection and cleaning was completed in November for those residents who requested it.
- The underground water leak between the 1800 and 2300 blocks has been resolved.
- Salting of roads is being done on days when the temperature is below freezing. Extra salt is available beside the meeting room for residents to use on their stairs and walkways. In the event of snow, stairs and walkways will be cleared and salted each morning.

BUSINESS ARISING FROM THE LAST MINUTES

The Co-Ownership Agreement for the Recreation Centre has still not been approved by all four Strata s.

An owner who is renting his unit in violation of the Strata Bylaws has been fined and is being fined on a weekly basis until he complies. It may be necessary for the Strata to apply to the Court to end the tenancy as the Strata is at full capacity for rentals. A letter will be sent to the owner.

NEW BUSINESS

Due to recent vandalism the Strata has installed security cameras.

REMINDER

Minutes are now being delivered electronically. Anyone who has not provided Council with an email address should do so as soon as possible or contact a Council member to arrange for alternative delivery.

ADJOURNMENT

There being no further business, the meeting was adjourned at 7.30pm
The next meeting Council Meeting will be in January 2016.

Please retain at least 24 months of Strata Council and General Meeting minutes. These minutes will be required at the time of sale by the potential purchaser or lending institute. A charge will be assessed for replacement copies.

GARBAGE DUMPING

Garbage dumping continues to be a problem in our Strata. A fine of \$200 will be assessed to anyone found dumping household furniture, electronics, tires, or any prohibited items.

Residents should be aware that Waste Management could refuse to empty bins that contain cardboard or any other items that can be recycled.

PLEASE NOTE : The cardboard bin is located between the 1900 and 2000 buildings.

STRATA COUNCIL EMAIL ADDRESS - lincolns1505@gmail.com

DAVIN MANAGEMENT ADDRESS: Unit 1 – 10180 – 153RD Street, Surrey, B.C. V3R 0B5

Residents can contact Council members at the above email address.

In the event of an emergency, or for anyone who doesn't have email, the following Council member is available by phone: Anne Cook (604) 588-5393

Lincoln's Gate – Strata Plan NW 1505
Annual General Meeting Minutes
Wednesday, March 4th, 2015

The Meeting was called to order at 7:00 pm.

There were 23 units present either in person or by proxy. As 23 units constitutes a quorum, the meeting continued.

CERTIFY PROXIES

There were 14 proxies presented, and all were valid.

FILE PROOF OF NOTICE

The notice of Annual General Meeting dated January 30th, 2015 was accepted as being proper notice.

ADOPTION OF THE AGENDA

MOVED by 2207, **SECONDED** by 1815 to accept the agenda as presented. **MOTION CARRIED**

ADOPTION OF THE PREVIOUS GENERAL MEETING MINUTES

MOVED by 2302, **SECONDED** by 2207 to accept the minutes of the February 26th, 2014 Annual General Meeting as presented and previously circulated to all Owners. **MOTION CARRIED**

BUSINESS ARISING FROM PREVIOUS GENERAL MEETING MINUTES

There was no business arising.

INSURANCE REPORT

The insurance coverage that is contained in the insurance policy of the Strata Corporation of NW 1505 was reviewed. *A reminder that individual owners are responsible for obtaining insurance coverage for the contents of their units which should contain coverage for "Strata Deductible Insurance" for insurance claim deductibles as well as any improvements owners have made to their strata lot beyond those that would have been provided by the developer when the base unit was purchased.* Please check with your home insurance provider to ensure you have the proper coverage.

ADOPTION OF THE PROPOSED BUDGET

The proposed budget was reviewed and it was then:

MOVED by 2101, **SECONDED** by 2207 to accept the proposed operating budget as presented.

The vote was called and there were 23 votes in favour, and 0 votes opposed to the Budget.

MOTION CARRIED

IMPORTANT INFORMATION REGARDING STRATA FEES

The approved budget does not contain a strata fee increase. If you are paying by post dated cheques, please ensure you have submitted cheques for the coming year. **All cheques should be payable to NW 1505 and sent to the Davin Management Ltd. office.**

RESOLUTION "A" – APPROVAL OF JOINT MANAGEMENT AGREEMENT

WHEREAS in order to formalize the agreement and arrangements between the various strata corporations of Lincoln's Gate, the joint committee is recommending owners approve the attached agreement.

THEREFORE, BE IT RESOLVED by a ¾ vote of the Owners of Strata Plan NW 1505 that the Owners, Strata Plan NW 1505, do hereby approve the Joint Management Agreement as attached to the notice of meeting for the 2015 Annual General Meeting.

MOVED by 2107, **SECONDED** by 1803 to accept Resolution 'A' as presented.

The vote was called and there were 23 votes in favour, and 0 votes opposed to the Resolution.

MOTION CARRIED

NEW BUSINESS

Pool – The Joint Council has stated the pool will be open this year, however details are being worked out as to when exactly this will happen.

Patio Stairs – Some follow up will be done with the contractor for the patio stair pressure washing that has been completed.

Potted Plants – Please keep potted plants to a minimum on decks, and ensure that stands are used. Any damage that occurs to decks as a result of potted plants will be the owner's responsibility.

ELECTION OF STRATA COUNCIL

In accordance with the Strata Property Act of BC, the Strata Council Members resigned their seat.

The following owners were nominated for Council and elected by acclamation:

Tara Friesen	Unit 2107
Anne Cook	Unit 2302
Alison Longley	Unit 2203
Christopher Knox	Unit 2207

There being no further business, the meeting was adjourned at 7:35 pm.

Tyson Wheeler
Strata Manager
Extension: 222
twheeler@davinltd.com



#1 10180 153rd Street
Surrey, BC, V3R 0B5
P: 604-594-5643 F: 604-594-5071
www.davinltd.com