



#### 4. **FINANCIAL REVIEW**

a. Financial Statements

The financial statements were provided to the Council prior to the meeting. After a brief discussion, it was **MOVED** by Bernice Ruley and **SECONDED** by Dora Davies to approve the financial statements up through and including December 31, 2025.

CARRIED

b. Invoices

All invoices are emailed to Council for review prior to payment. Only those that need to be discussed are included on the agenda of Council Meetings.

c. Account Receivable Report

Council reviewed the account receivable report as at December 31, 2025 which stood at \$12,463.24. This amount includes unpaid fines, strata fees, and collection costs. This figure also represents a substantial strata fee credit for one owner.

#### 5. **BUSINESS ARISING FROM PREVIOUS MINUTES**

- a. Contact has been made with Richmond Elevator to request up to date quote.
- b. SL12 -Outdoor Hose bib required replacement. Plumbing 101 will be contacting owner directly to book convenient date for access to SL12 for repairs.
- c. Fire Drills/Emergency Preparedness- The Strata manager introduced Kelly Pater, City of Abbotsford to Kim Reeves via email to discuss the process for developing an Emergency Plan. After numerous attempts to make contact, none has yet occurred. Kim will continue to reach out in order book meeting with Strata Council.
- d. EC Echo Contracting has completed retaining wall replacement next to Handicap parking stall. Feedback has been positive.
- e. Parking Line painting and driveway sealant quotations. The Strata manager reached out to several contractors: The quotations received were considerably higher than expected. The Strata council has decided to table this project until the Spring.
- f. Security concerns: Council continues to monitor and audit building keys.
- g. Communication with Hytec Water Management completed via Technician Manager concerning end date of contract and domestic drinking water.
- h. Long Parked/Stored vehicles. The Strata council sent correspondence to owners in contravention of Bylaw 34 requesting compliance. One strata unit has yet to comply. Council will request Strata Manager to follow up and will continue to monitor.
- i. Elevator upgrades: The Strata council has contacted several contractors to solicit quotations and recommendations. Of those, two have responded; Richmond Elevator and

Vancor. Review is underway. The Strata council intends to present a resolution to modernize the elevator at the AGM resolution to modernize the elevator at the AGM.

- j. Vacuum Cleaner: A new vacuum cleaner has been purchased. Treasurer is awaiting submission of receipt for reimbursement.
- k. No further correspondence has been received from SL33. Council closing this matter

## 6. CORRESPONDENCE AND NEW BUSINESS

- a. Landscaping concerns: Frank identified need for tree in NW corner of property to be trimmed. Bernice agreed to contact arborists for quotes.
- b. SL31 identifies issues with heating. Strata Council and Saxon investigating.
- c. SL10 and SL 11 identify issues with drainage in kitchen sinks. Discussion suggests that horizontal drains need cleaning. Strata Council will request quotes from C&C (covered in maintenance agreement?) and Plumbing 101.
- d. Strata Council is investigating options for installing automatic front door opener to provide access for mobility impaired owners. Also investigating Accessibility Code requirements.
- e. Royal City Fire Systems will complete repairs to dry piping located in parkade early February. Date to be determined, notice will be posted.
- f. Security light at NE corner of the building is malfunctioning. Frank will be contacted to investigate and quote for required work.
- g. Message board in front lobby will be replaced. Kim believes she has a spare that might fit. If not new will be ordered.
- h. According to by-laws Christmas lights must be removed by January 15, 2 owners in contravention will be notified.
- i. Considerable wear/damage is already showing on paint in entryway doors and hallways. Strata Council will check for leftover paint and do touch ups if found. **Volunteers?** Owners are reminded to take care when using grocery carts, wagons etc to move goods from the parkade and in and out of elevators.

## 7. BYLAWS & RULES - no discussion

## 8. LEGAL & INSURANCE CLAIMS

- a. SL07 CRT decision was withdrawn by complainant, no further action is required by council
- b. SL 30:ST-2024-008302 CRT decision is pending

- c. SL 30: Notice has been sent to the owner requesting access to the unit in order to inspect and confirm the remediation has been completed. Seeking further legal opinion pending outcome of Strata Council inspecting unit. Council will request the Strata Manager correspond with owner to set up an in-person meeting.

9. **NEXT MEETINGS**

The next council meeting is scheduled for February 11, 2026, 3:00 pm. Additional meetings with Council only, March 19, 2026 3:30pm, April 16, 2026 3:30pm. Budget meeting May 20, 2026 and AGM June 24, 2026.

10. **TERMINATION**

As there was no more business to discuss, the meeting was terminated at 5:30pm.

Minutes written ,edited, and approved by Strata Council.

**\*\*All votes are in favour unless otherwise noted.**

It is recommended that Owners retain copies of all meeting minutes for two years.

In Case of Property Emergencies Call:  
604-858-7368 (24 hours)

In case of a fire, please call 911 and then when it is safe to do so, contact the management company.

We can assist with damage control and restoration.

**REMINDERS**

\*\*\*For Safety and Security of the building and residents, vehicle drivers are reminded to wait until the parkade garage door closes prior to proceeding when entering or exiting the parkade.

\*\*\***Renovations require an Indemnification Agreement be approved by Council prior to undertaking changes. See By-law 5 Obtaining approval before a strata lot. Alteration Application available on Strata website NW2912.ca.**

\*\*\*Fire Alarm – Owners MUST vacate their unit and leave the building using stairwells (not elevator) and proceed to Meeting place/Muster point - parking lot entrance next to chain fence.

\*\*\***Deliveries – do not open front door if delivery is not for you.**

\*\*\*Recycling – review recycling guidelines posted in lobby, basement entrance and back door entrance. Breakdown large cardboard boxes as a courtesy to others.

