MINUTES OF THE "MURRAY'S LANDING" COUNCIL MEETING

STRATA CORPORATION BCS3489
Held on Tuesday January 26, 2021 at 6:00pm
Electronic meeting via Zoom

ATTENDANCE:	Nerissa Hall	Michelle Thomson	Heidi Rohla
	Mike Crowley	Evelyn MacKinnon	
REGRETS:	Kim Purchase	Bretta Deluca	

Quay Pacific Property Management Ltd. – Chad Hutter, Strata Agent

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1. CALL TO ORDER

The meeting was called to order at 6:07pm. A quorum was established.

Friendly Reminder #1: Visitor Parking- Residents are reminded that visitor parking stalls are strictly for visitors to the complex to use. Residents should not be parking resident vehicles in visitor parking spaces. Residents are also reminded to please ensure your visitors **display a valid Murray's Landing visitor parking pass** in the windshield of the vehicle. Any vehicle in contravention of the rules is submit to towing at the owner's expense. If you require replacement visitor parking passes, please request them through our Strata Agent.

Friendly Reminder #2: Christmas Light Removal- Per the bylaws, all Christmas lights must be removed by February 1, 2021.

Friendly Reminder #3: Waste & Recycling Containers- Due to the ongoing rodent issue in the complex, residents are reminded to please keep your waste receptacles in the garage. No bins or containers should be stored on common property or outside the garage.

Friendly Remainder #4: Driveway Garden Beds- Please do not drive over the landscaping or garden beds while parking on your unit's driveway pad.

Friendly Reminder #5- Flood Alarms- All residents are encouraged to purchase flood alarms for their unit. Please find more information on the below link:

https://www.homedepot.ca/product/waterline-water-alarm/1000105838

2. ADOPTION OF PREVIOUS MINUTES

It was **MOVED** and **SECONDED** to adopt the minutes from the December 2, 2020, Council Meeting as prepared and distributed by the Strata Agent. **CARRIED**

Copies of the meeting minutes are available for easy download on the Murray's Landing Owners' portal. The log in details for the portal are stated below.

3. APPROVAL OF FINANCIAL STATEMENTS

a) **Financial Statements:** The approval of the financial statements for November & December 2020 was tabled until the next Council meeting.

b) **Aged Receivables:** The account receivables as of January 18, 2021 were reviewed. The total balance is $2,905.78 which consists of 3 units with outstanding Strata Fees

and NSF fees. In addition, one unit has a chargeback for an emergency plumbing call totalling $560.70. Statements have been sent to all Owners in arrears.

4. BUSINESS ARISING (UNFINISHED BUSINESS)

a) Landscaping Update: A volunteer landscape committee has been formed. The focus of the committee is to make recommendations to Council concerning landscaping and grounds improvements for the complex. Any Owner who wishes to join the committee is encouraged to email our Strata Agent with your intentions.

Council reviewed and approved an estimate for the following landscaping improvement items:

- ➔ Installation of 270 dwarf boxwood shrubs in the common garden beds located in front areas of all units and between the units' driveways. (Major Minor Landscaping)
- ➔ Installation of fresh sod at the front entrance garden bed (east of pergola) (Major Minor Landscaping)
- ➔ Pruning of the Red Maples (7) in the playground area
- ➔ Pruning of the large native willows (2) located at the east boarder of the property.

The work will be completed in the Spring, as the weather cooperates.

b) Development Proposal: Council discussed the rezoning application by the Langley Memorial Hospital Foundation for the lot adjacent to the complex. It was noted that the application was defeated by Township Council. More information will be reported as it becomes available.

5. CORRESPONDENCE FOR DISCUSSION

An Owner requested permission to alter their unit's yard by installing a concrete brick retaining wall. In addition, the Owner would like to remove the garden bed located next to the patio, and instead replace it with sod. Council approved the request pending the Owner signed an AOL.

An Owner was charged back for the cost of an emergency plumbing call.

An Owner reported an issue with the unit's gutters. White Diamond was notified and attended to the issue.

An Owner submitted a concern with the recent concrete shaving work that was completed. It was agreed that no further work will be completed.

An Owner was issued a letter for parking in visitor parking. The Owner has since stopped parking in the stalls; therefore, no further action will be taken at this time.

6. NEW BUSINESS

a) Window Cleaning: As in recent years, all inaccessible windows will be cleaned by Knightsbridge Property Services this spring. The service is booked for June 7 & 8th, 2021. Please refer to the attached notice with more details.

b) Annual Backflow Testing: The testing of all backflow preventers and the annual service of all hydrants in the complex will be completed by Fraser Valley Fire Protection.

c) Roof Moss Removal: Council reviewed an estimate from Knightsbridge Property Services for a moss removal program for the site. Addition estimates will be tendered.

7. NEXT MEETING

The next meeting will be held on March 3, 2021 at 6:00pm via Zoom. If you would like to attend the meeting, please RSVP in advance so that the meeting credentials can be provided.

8. TERMINATION

There being no further business the meeting was terminated at 7:22pm.

Building Emergencies: call 604-371-2208 – 24 hours a day/7days a week.

Report any Strata Emergencies (ex. flood, fire) through the emergency line – 604-371-2208 – 24 hours a day/7days a week. Emergencies never should be reported by email or any voicemail – the Strata Agent may not receive your message until the next day and may lose precious time needed to mitigate damages. Crimes and similar serious matters should be reported first to the Police or to 911.

Minutes Edited and Approved by Council and Provided by:

Quay Pacific Property Management Ltd.
#206 – 9440 202 Street, Langley, BC V1M 4A6
Phone: 604-371-2208 Fax: 604-371-2207

Chad Hutter, Strata Agent
chad@quaypacific.com

THE CURRENT MINUTES WILL REMAIN POSTED ON THE STRATA WEBSITE FOR AT LEAST 2 MONTHS FROM THE DATE OF POSTING.

**Note: Documents are password protected with the password below.*

HTTP://WWW.QUAYPACIFIC.COM/STRATA-PAGE/

Click on your assigned Strata Login # and enter the password below.
The password is case sensitive.

Strata Login #: **Strata Login #305**
Password: **MLbcs3489**

OWNERS CAN REQUEST COPIES OF MINUTES BY ORDERING THROUGH OUR OFFICE.
OWNERS ARE ENCOURAGED TO KEEP UP TO 2 YEARS OF MINUTES.

Quay Pacific Property Management Ltd. Langley Office

Murray's Landing

Strata Corporation BCS 3489
22225 50 Avenue Langley, BC V2Y 0G7

FRIENDLY REMINDER:
VISITOR PARKING

Homeowners are reminded that any visitors to the complex must display a valid visitors parking pass while parked in a visitor's stall. Residents are not permitted to occupy visitor parking stalls at ANY TIME. Any visits to the complex exceeding 7 nights requires prior written approval from Strata Council. Please be advised that violation of these Rules will result in fines being levied against the strata lot and/or immediate towing of offending vehicles. Any vehicles towed from visitors parking will be at the vehicle Owner's expense. Please be reminded of the Strata Corporation Bylaws & Rules which state:

Bylaw 36. Parking

(1) Any owner, tenant, occupant or renter may not use visitor parking for their own personal use at any time. Parking for visitors in designated visitor parking areas is limited to no more than 7 consecutive days without prior written approval of council. The total days cannot exceed 14 days in one calendar month. For any bylaw infractions involving visitor parking spaces, one written warning will be given after which they will be subject to a fine of $50.00 per occurrence and/or towing.

Rule 1. Visitor Parking

a) Visitor parking stalls are for the exclusive use of visitors of residents of Murray's Landing.
b) All visitors must display the assigned visitor's parking pass at all times. Vehicles without passes will be subject to being towed at the owner's expense.
c) Owners are limited to 2 visitor parking passes. Each Unit Owner will be issued 2 parking passes. Replacement passes are available for $25.00 each.

All visitors are also reminded not to back into the visitor parking stall, as noted on the signs in each stall. It is up to each Owner to inform your visitors of this requirement.

Thank you for your ongoing attention in this matter.

YOUR FRIENDLY STRATA COUNCIL
STRATA PLAN BCS 3489 – MURRAY'S LANDING
January 2021

KNIGHTSBRIDGE
Property Services

BCS 3489 – Murray's Landing

Inaccessible Window Cleaning

Monday, June 7th – Tuesday, June 8th

Staff from Knightsbridge Property Services will be on site between the hours of **8am-5pm** to clean inaccessible windows.

Items to Note:

→**Please remove the screens from your windows and close all windows & doors on these days or we may reconsider service.**

→It is advised to remove any items on decks or front steps that may be damaged by water.

→If privacy is a concern, please close your blinds or curtains.

→Please practice extra caution when around our equipment and our crew

Thank you, we appreciate your assistance.

Knightsbridge Property Services

604-461-7684

admin@knightsbridgeps.com

www.knightsbridgeps.com



Fraser Valley Hydrant Services

NOTICE TO THE: Murray's Landing BCS 3489

FRASER VALLEY HYDRANT SERVICES

Servicing the fire hydrant(s) & Backflow Preventers

Tuesday, March 2, 2021

1. Water pressure may be reduced and vary temporarily
2. You may experience temporary discoloration of water. If so, run cold water in the bath tub until it cleans up

ATTENTION:
HYDRANTS WILL BE PAINTED *(Weather permitting)*
WATCH FOR WET PAINT!

Should you have any questions or concerns, please call
Maegan: Client Services (604) 850-1943