



Joint Strata Chairs Meeting
Thursday March 17, 2011
7:00 pm – 9:00 pm
At The Chatham: 5775 Hampton Place

Attendees:

Chair: UBC Properties Trust, CEO

Al Poettcker

STRATA CHAIR OR STRATA REPRESENTATIVE

The Stratford
The Bristol
Balmoral
Sandringham
Wyndham Hall
West Hampstead

Robert DeWreede
Yousry El-Kassaby
Michael Tee
Barry Brovender
Jim Haggart
Robert Buller

OTHER ATTENDEES

UNA Executive Director
UNA Operations Manager
Village Gate Homes, Director

Jan Fialkowski
Glendon Scott
Nancy Mann

REGRETS

The Chatham
Heather Nicol
St. James
Thames Court
The Regency

Brian Collins
Pemberley
Heather Friesen
Tony Wild
Fay Galbraith

RECORDING SECRETARY

UBC Properties Trust Project Manager

Rob Wood



1. Meeting called to order

Al Poettcker, chair

2. Agenda and Previous Meeting Minutes

Emailed before and handed out at meeting.

3. Asphalt Repairs

In April the UNA Board will review Hunter Laird engineers report on road condition, recommendations and cost estimates for options (a) to tar cracks and repair potholes, (b) to grind and repair potholes, cracks and alligator areas or (c) to grind all asphalt, repair subsurface where needed and resurface all asphalt. Options (a) and (b) fall under UNA maintenance budget and option (c) under Infrastructure Replacement Reserve funds held by UBC, now 8 million dollars.

Option (c) is preferred by strata chairs as opposed to patch work.

It was suggested that any new service work such as fiber optic conduits be installed before final resurfacing.

4. Neighbourhood Parking and other Regulations

Glendon Scott gave a PowerPoint presentation to the meeting on the process and progress being made towards the UNA "bylaws" being adopted by the University.

The order in council that transferred MOTH administration and control of the Hampton Place roads to the University is not sufficient for the desired parking regulations. Ways and means to grant the University sufficient authority to enforce bylaws is expected to be passed by the Province this year.

The UNA plans to have everything ready to be able to implement the UNA bylaws the moment the Province grants the necessary authority to the University.

5. Lack of Street Parking at the Stratford and Wyndham

As the bus stop and fire hydrant prevent parking along the north side curb it was decided to create commercial parking spaces on the south side curb along the park island.

6. Bus Shelters on 16th Avenue

It was agreed that the UNA will follow up with C&CP recommending installation of shelters on West 16th similar to others about the University where the capital costs are paid for the firm allowed the advertising location.

7. Lighting along W 16th Hampton Place to Wesbrook Mall

UBCPT has priced installing bollard lights as agreeable to Sandringham and other strata backing long West 16th. UBC C&CP has not agreed to permit bollard lighting – preferring taller lighting. The taller lighting is considered problematic if it shines into the strata backing along W 16th. The UNA will follow up with C&CP on the matter.

8. Bedding Plants around Hampton Place

Several strata chairs commented that the warm and inviting look of the planting about Hampton Place was part of the reason they wanted to live here. It has been suggested that whites and pinks would look better than reds and yellows. Nancy Mann indicated that the tulips will not be replanted after this year as they do not look good when left standing after blossoming to ensure good bulb growth. There were comments about the sense of pride the municipal landscapers show in the planted areas and the warm pleasing effect the flowers have on Visitors and Residents.

9. Water/Sewer Costs

The UNA has been in meetings with UBC Utilities about increasing water and sewer costs. There is a pricing lift to cover use of infrastructure from Vancouver to UEL and from UEL to UBC. There has been significant overall price increase in the cost of water provided by the GVRD thought to be due to construction and operation of the new purification plant. Stratas find the timing of UBC increases difficult as they come between budget cycles. The UNA will invite the head of UBC Utilities to come to the next joint strata meeting to explain how charges are determined.

10. Common Services and Contractors

There was discussion among the strata chairs about the benefits of doing the work of a tender process rather than simply renewing contracts with the incumbent. One strata found that the incumbent contractor came down 25% from the suggested renewal amount when forced to go through tender process. Another strata mentioned that their strata manager may have been too comfortable with certain contractors. The strata chairs present agreed that it would be worthwhile to get together to compare notes. The UNA will send out an email to all strata chairs to ask if they wish their contact information to be shared with other strata.

11. Investigation of Joint Purchasing

Some strata chairs thought it may prove worthwhile to get together for services like snow removal or waste removal.

12. C&CP Permits

UBC Campus and Community Planning is now the permit authority for building permit or development permit matters in Hampton Place. This is a more efficient system than the previous one of applying to UBCPT who contracted the review process to outside Certified Professionals. As in the previous process, C&CP requires an applicant to obtain strata council written approval in principle before the application is processed towards issuing a permit.

13. Composting

There was discussion of the UNA/UBC composting program. Strata chairs commented that some residents really like to do it and others do not want to. It causes odour in the garbage re-cycling area. Overall it is an easy program to start, the UNA sells well designed household compost containers at cost and UBC provides and picks up collector bins at \$17 a bin.

14. Next Meeting – tba (likely June and November)