

**STRATA PLAN NW 2040**  
**APPROVED Minutes of the 2008 Annual General Meeting**  
**Held at Forest Grove Elementary School**  
**8525 Forest Grove Drive**  
**Burnaby, British Columbia**  
**On October 22, 2008**

1. Registration commenced at 6:45 pm with the sign-in of owners and proxy holders, the validation of proxies, and the issuance of the voting cards.
2. The meeting was called to order at 7:03 pm.
3. Proof of notice of the 2008 Annual General Meeting (AGM) was displayed and a motion called for to approve the notice of the AGM. It was moved and seconded and unanimously resolved that proper notice was given for the AGM.
4. Results of the registration. Of the thirty-six (36) strata lots, seventeen (17) were represented in person and six (6) were represented by proxy for a total of twenty-three (23). A quorum was established.
5. The 2007/2008 Strata Council members and officers were introduced.
  - a. Strata President – Douglas Kronlund
  - b. Treasurer - Shanna Burgess
  - c. Landscape Liaison – Andrew Boden (absent)
  - d. Maintenance Liaison – Cory Wolk
  - e. Secretary – Tessa Wright (absent)
  - f. Member at Large – Lauren Rotzien
  - g. Member at Large – Carolyn Carpenter
6. The minutes of the Annual General Meeting of October 24, 2007 were put forward for approval. It was moved and seconded, and unanimously resolved to approve the minutes of the Annual General Meeting of October 24, 2007.
7. Report by Maintenance Liaison (Cory Wolk) regarding maintenance issues, past and future: Much was accomplished this year with the stairs being a major project. Foggy windows and decks are an issue and will be looked into. Paint and brushes will be bought so owners can repaint decks and fences if they wish. Power washing of walkways and parking areas will be done. It is hoped that owners will be able to have their back patios power washed at that time for a fee. Signs will be looked at in regards to maintenance or replacement. Lighting will also be repaired and gutters are to be cleaned soon. Let Cory know if your windows are foggy. Council will look into window replacement options.
8. Report regarding landscape improvement, past and future (Douglas Kronlund): Piper Landscaping has improved their services as well as their communication. There was a transition after the previous owner died. Gardens have been mulched and the Moorside/Ridgemoor garden has been replanted. Soil erosion will be checked on and seeding will be done. Gardens at the front and back of your units should be watered in dry seasons. Pet owners have been asked to avoid allowing their pets to use lawns and plants. Negotiations with our neighbouring complex have continued re the green belt we share. They have been asked to not continue with their plans until appropriate investigations have been done re property line and environmental concerns. In November an arborist will check our trees for rot, disease, and need for trimming. Tommy Manaloc was thanked for watering community gardens.

9. Report by the Treasurer (Shanna Burgess) on the past year's operations and finances: Everything went as planned except for landscaping and stairs, which went over budget. The stair project was planned the year before and was not completed so when they were completed this year costs had risen and there was more rot than anticipated.
10. The 2007/2008 Financial Statements (as prepared by Marsh and Marsh, Chartered Accountants) were put forward for approval. It was moved and seconded, and resolved that the financial statements be approved.
11. A motion was presented to retain Marsh and Marsh, Chartered Accountants, for the purpose of maintaining and reviewing the Strata Corporation's financial records for the 2008-2009 fiscal year. It was moved and seconded, and resolved to retain Marsh and Marsh, Chartered Accountants.
12. The 2008/2009 budget was put forward for approval. Discussion ensued as to whether the community wishes to retain BSL Security Services on a yearly contract. It was agreed that we would retain their services and the \$3500 budget allotment remained in the 2008/2009 budget. It was moved and seconded, and resolved that the 2008/2009 budget be approved. Please give your maintenance checks to Shanna Burgess at 9125 Ridgemoor Place. 20 approved 01 against.
13. Report by the Strata Chair (Douglas Kronlund): Cleanup of carports was successful and very economical. It will probably be repeated next year to keep carports clean and secure. Financially speaking we are in good shape. A special thank you was given to Meera Nair and Brent Chadwick as well as past council members for long service to our Strata. The current council was also thanked for their help.
14. New business:
  - a. Discussion of a motion to allow storage sheds on back patio areas was defeated.
  - b. Discussion of a motion to allow additions to carport storage units was defeated.
  - c. Discussion of a motion to allow clotheslines within back patio areas was defeated.
  - d. Discussion of a motion to allow hanging of bicycles in carports was approved. Council will work out the appropriate wording for this strata rule and bylaw change.
  - e. Meera Nair will look into chimney sweeping for the complex and will also inquire about cleaning of dryer ducts.
15. For the year 2008-2009, the following owners have offered to volunteer for Strata NW2040:
  - a. Strata Chair/President – Douglas Kronlund
  - b. Vice-President/Treasurer – Shanna Burgess
  - c. Secretary – Tessa Wright
  - d. Maintenance – Cory Wolk
  - e. Landscaping – Andrew Boden
  - f. Members at Large - Carolyn Carpenter
  - g. Members at Large - Ron Brimacombe
  - h. Members at Large - Lauren Rotzien
16. A motion was put forward to accept the new Strata Council as listed above. The motion was moved and seconded, and unanimously approved to accept the new Strata Council.
17. The meeting was adjourned at 8:20 pm.