

STRATA PLAN NW 2040
Minutes of the 2008 Annual General Meeting
Held at Forest Grove Elementary School
8525 Forest Grove Drive
Burnaby, British Columbia
On October 21, 2009

Approved by Council January 19, 2010

NOTE: AGM meeting minutes are also approved by all residents at 2010 AGM - October

1. Registration commenced at 6:45 pm with the sign-in of owners and proxy holders, the validation of proxies, and the issuance of voting cards.
2. The meeting was called to order at 7:00 pm.
3. Proof of notice of the 2009 Annual General Meeting (AGM) was displayed and 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, twenty-two (22) were represented in person and ____ were represented by proxy for a total of _____. A quorum was established.
5. The 2008/2009 Strata Council members and officers were introduced.
 - a. Strata President - Douglas Kronlund
 - b. Treasurer - Shanna Burgess
 - c. Landscape Liaison - Andrew Boden
 - d. Maintenance Liaison - Cory Wolk
 - e. Secretary - Tessa Wright
 - f. Member at Large - Carolyn Carpenter (absent)
6. The minutes of the Annual General Meeting of October 22, 2008 were put forward for approval. It was moved and seconded, and unanimously resolved to approve the minutes of the Annual General Meeting of October 22, 2008.
7. Report by Maintenance Liaison (Cory Wolk) regarding maintenance issues, past and future: Projects for the coming year include replacing the lighting on the street signs and providing paint for posts and lattices if owners wish to do that work for themselves next summer. Routine roof maintenance will be done twice a year in November and January. There is no routine wood maintenance planned as most of the work has been done this year.
8. Report by Landscaping Liaison (Andrew Boden) regarding landscape improvement, past and future: The Strata Council is very pleased with the work done by our landscaping company this year and will be signing another contract with them for the coming year. The lawns were reseeded this past year but as this was not as productive as

expected there will be reseeded again this year. Those who assisted with watering the seeded areas throughout the complex we thanked. Tree work will soon be done on two dead Hemlocks on Ridgemoor and pruning will be done on Braemoor though the trees on Ash Grove cannot be taken down as requested as they are on City of Burnaby property.

9. Report by the Treasurer (Shanna Burgess) on the past year's operations and finances: Goals set last year to save more money to the contingency funds are succeeding.

Maintenance exceeded its budget and the overage has been carried forward into this year's budget. The contingency has increased from \$84,000 last year to \$105,000. There will be large expenditures five, ten and twenty years and the Council is planning to minimize or avoid future special assessments by saving now. It moved and seconded, and resolved to move \$25,000 of the \$54,000 in the cash account to term deposits.

10. The 2008/2009 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 2009/2010 fiscal year. It was moved and seconded, and resolved to maintain Marsh and Marsh, Chartered Accountants.

12. The 2009/2010 budget was put forward for approval. It was moved and seconded, and resolved that the 2009/2010 budget be approved.

13. Report by the Strata Chair (Douglas Kronlund):

Residents were reminded to turn off outside taps located under the kitchen sink and beside the furnace and open their outside taps to prevent freezing and pipes splitting. Residents were also reminded about the bylaw regarding maintaining carports. The chair thanked council for its service.

14. New Business

a. Andrew Boden reported that this will be his final year as landscaping liaison but he is willing to assist his replacement in the coming year if someone wishes to come forward.

b. Discussion of a motion to put in a community garden plot was defeated.

c. Issues of the new city composting program were discussed and residents will be kept informed as more information is made available by the City of Burnaby

d. Douglas Kronlund reported that money has been set aside in the 2009/2010 budget for snow removal should we have a winter as severe as 2008/2009. This will not be a shoveling service, but rather one that would remove large piles of snow.

e. Ron Brimacombe brought forward information on sliding door screens. Council agreed to investigate this further and if suitable vote on the possibility of owners installing the screens if they so choose.

f. Bike racks can now be mounted in carports. The maintenance liaison will work owners who wish to install them.

15. For the year 2009-2010, the following owners have offered to volunteer for Strata NW 2040:

- a. Strata President - Douglas Kronlund
- b. Treasurer - Shanna Burgess
- c. Landscape Liaison - Andrew Boden
- d. Maintenance Liaison - Cory Wolk
- e. Secretary - Vacant
- f. Members at Large - Carolyn Carpenter
- g. Members at Large - Ron Brimacombe

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.