

MINUTES FOR A MEETING OF THE STRATA COUNCIL OF STRATA PLAN N2040

Date:	Sept. 14, 2005
Location:	9062 Moorside Place
Time:	6:30pm

Present:		Regrets:	
	Meera Nair, President		Lauren Checkley
	Peggy Wong, Member at Large		
	Ann Mennie, Treasurer		
	Brent Chadwick, Maintenance		
	Stuart Hall, Landscaping		

The focus of this meeting was primarily to review the year's finances and prepare a budget for approval by the owners. Council members advocated raising maintenance fees by approximately \$10 per unit. This was deemed necessary to cope with the ongoing maintenance of our buildings, continue contributing to our contingency reserves, and embark on some added projects, *i.e.*, installing sensor lighting in the back patios, and investigate window resealing.

Council picked October 19, 2005 as the potential AGM date. Peggy will confirm the room booking with Forest Grove Elementary School. With this in mind, AGM documents will be distributed by October 5, 2005 to ensure we meet the two week notice required by the Strata Act.

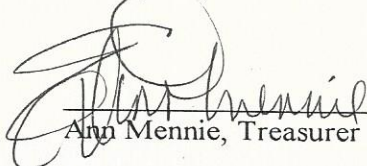
Lauren has investigated the steps necessary to implement a Block Watch program at Mountain Gate—this information will be communicated to the owners with the documents for the Annual General Meeting.


Due to the 'early in the month' timing of the meeting, individual financial statements for August were not available.

The painting project has been concluded. A few minor deficiencies need to be attended to—overall, Council is pleased with the conduct of Atlas.

And finally, Council met with some owners to address shrubbery for some of the common areas. The owners were very helpful in providing information about suitable plants that will not overtly draw moisture towards buildings or drainage tiles. Based on this information, and keeping in mind the limited budget for landscaping projects, Council authorized a small contribution to address a common area, under the guidance of the affected owners.

In light of the pending AGM, October's regular council meeting was cancelled. Following the AGM, and, election of new/existing council members, regular meetings will resume in November.


Ann Mennie, Treasurer


Meera Nair, President

*NOTE: due to the teachers' strike, the AGM took place in Nov-2005
Council did not meet again until Jan. 31, 2006*