

MINUTES FOR A MEETING OF
THE STRATA COUNCIL OF
STRATA PLAN NW 2040

Date:	Jan 31, 2006
Location:	9062 Moorside Place
Time:	6:30pm

Present:		Regrets:	
	Meera Nair, President		Andrew Boden, Landscaping
	Susan Hearsay, Vice President		
	Peggy Wong, Treasurer		
	Mike and Lauren Rotzien, Secretaries		
	Brent Chadwick, Maintenance		
	Joe Martinig, Maintenance		
	Doug Kronlund, Landscaping		

1) Report from the office of the President

Welcome to all new strata council members: Susan Hearsay, Vice President; Doug Kronlund, Landscaping; Andrew Boden, Landscaping; and Joe Martinig, Maintenance. It's exciting to start a new year with so many people eager to help out the strata council.

Release of the minutes has been brought up as a concern. Strata will investigate methods of making this process more efficient.

Some owners have expressed interest in beginning a Block Watch program in our neighbourhood. L. Rotzien will investigate this further.

The issue with John Bramwell's painting contract has officially ended. Strata council members met with John Bramwell for a settlement conference facilitated by a provincial judge and agreed not to pursue John Bramwell for his illegal actions or for the legal costs incurred by the Strata as a result. In exchange, John Bramwell agreed to remove all liens on MountainGate residences and will not engage in such behaviour again. Council made it plain to John Bramwell, that if he should ever place a fraudulent lien on any of our properties again, this agreement would be deemed null and void, and he would be prosecuted. Given that Land Titles offices do not check the validity of a lien claim, Council felt it in the best interest of all MountainGate residents to ensure that John Bramwell does not reappear in the future—as such, the bargain was struck.

To that end, John Bramwell has complied, and we have received the official documentation indicating that all liens have been removed. Nair will notify the lawyers holding the funds (held in trust to assure buyers of the viability of Mountain Gate residences) that the liens have been removed, and the funds will be returned.

2) Financial

Peggy Wong is in the process of switching roles from Member at Large to Treasurer. Signing authority will soon be transferred.

Finances unavailable at this time.

Thank you to Ann Mennie for all the help she has given us in her past years as Strata Council Treasurer.

3) Landscaping

Thank you to Stuart Hall for all the work he has done with our landscaping during his years on council.

The current landscaping contract will be maintained for the next year with similar services provided.

4) Maintenance

This summer, the flat roofs on our buildings will be inspected for possible standing water damage. Repairs will be made in a preventative manner to ensure leakage doesn't occur. Otherwise, the roofs are in good condition and it should be many many years before major repairs will be needed.

5) Other business

An owner has organized a group rate for chimney sweeping in the coming month. Thank you for organizing this!

Joe Martinig has received Strata Council approval for the addition of a sundeck.


With great regret, Meera Nair has decided to step down from her role as president effective immediately. Meera has been a great asset to Strata Council NW 2040 and her involvement will be missed. Thank you for all your help, Meera! (Especially in the John Bramwell incident.)

Susan Hearsay has graciously accepted the Presidency role ^{FOR THE INTERIM} and will begin her duties

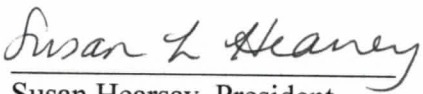
effective immediately.

6) Next Meeting

Meeting adjourned:	8:00 pm
Date of next meeting:	Mar 6, 2006
Location:	9093 Moorside Place
Time:	7:00 pm



Peggy Wong, Treasurer



Susan Hearsay, President

CONTINGENCIES

PAINTING	\$ 7623.97
ROOFING	28669.00
GENERAL	28157.42
FEB EXPENSES	5656.41