

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

Date:	March 6, 2006
Location:	9093 Moorside Place
Time:	9:30pm

Present:		Regrets:	
	Susan Hearsey, Vice President (Temporary)		Meera Nair, President
	Peggy Wong, Treasurer		
	Mike Rotzien, Secretary		
	Brent Chadwick, Maintenance		
	Joe Martinig, Maintenance		
	Doug Kronlund, Landscaping		
	Andrew Boden, Landscaping		

1) Report from the office of the President

Minutes approved by Doug and Andrew.

Some owners have expressed interest in beginning a Block Watch program in our neighbourhood. Council requires volunteers from the community to begin the program.

Concerns were raised by a strata member to ensure that all fire detectors have been mounted in the correct locations. Detectors should be mounted such that smoke will naturally flow over the detector in the event of a fire. Strata does not recommend actual field tests but a simulation might be beneficial. Note that there are two types of smoke detectors (one for smoke and one for heat) and carbon monoxide detectors.

2) Financial

Peggy Wong is in the process of switching roles from Member at Large to Treasurer. Signing authority has been transferred.

Finances unavailable at this time. But the bills have been paid.

Checks have been received from all strata members.

3) Landscaping

The current landscaping contract will be maintained for the next year with similar services provided. The landscapers have removed winter brush from some of the backyards – to the approval of Doug.

The tree cutters, at a cost of about \$90.00, have removed one fallen tree.

Andrew is considering having the landscapers place their cuttings into a composting area. The compost material would only include grass and tree clippings. Andrew will investigate locations, set up and procedures for composting.

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.

There have been a few flooded basements in some of the neighbouring complexes such as Snowberry and Willowleaf. These complexes are not associated with Strata NW2040 but it was felt that an inspection of the drainage around the strata should be conducted this spring.

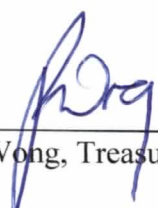
Chimney cleaning was conducted last weekend. Strata would like to encourage everyone to get their chimney's cleaned on a regular basis. Nobody wants to live next to the unit that burns down (because their chimneys were not maintained or otherwise). The question was raised about what would happen if there was a fire and what the liability issues would be for strata. Susan is going to investigate with our insurance provider.

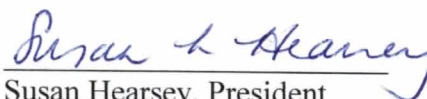
5) Other business

Consent forms for getting permission to send emails to everyone who lives in Strata NW2040 were reviewed and strata chose a version from the options provided by Doug.

6) Next Meeting

Meeting adjourned:	9:00 pm
Date of next meeting:	April 3, 2006
Location:	9299 Braemor Place
Time:	7:00 pm


Peggy Wong, Treasurer


Susan Hearsey, President