

**MINUTES  
STRATA COUNCIL  
STRATA PLAN NW 2040**

Date:	April 3, 2006
Location:	9299 Braemoor Place
Time:	7:10 pm

Present:		Regrets:	
	Susan Hearsey, Acting President		Meera Nair, President
	Lauren Rotzien, Secretary		Peggy Wong, Treasurer
	Doug Kronlund, Landscaping		Brent Chadwick, Maintenance
	Andrew Boden, Landscaping		Joe Martinig, Maintenance

- 1.0 Call to order: Meeting was called to order at 7.10 pm
- 2.0 Additions to the agenda
- 3.0 Approval of minutes of meeting of March 6<sup>th</sup>  
Minutes approved as circulated

**4.0 NEW BUSINESS**

**4.1 Minutes binder and realtors**

Concern has been raised about losing the copy of the minutes binder loaned to realtors. Two realtors requested the minutes at the same time. It was queried whether a copy should be made for the realtors with an accompanying charge. Loaning minutes binder wasn't deemed a problem. It is thought that the president has the master file and the treasurer has a file of copies that are released to realtors.

**Action:** Hearsey will verify with Meera Nair.

**4.2 Monies owed to the Strata Corporation**

One owner is still outstanding on maintenance fees having paid the old fees rather than those approved for fiscal 05/06. Owner has been notified by e-mail and asked to deliver the outstanding balance for the last six months and cheques for the next 6 months to the treasurer or chair.

**4.3 Council of Councils**

Hearsey has been approached by the chair of another strata council in the area with the intention to create a "council of councils". A similar endeavor was suggested ten years ago as a potential benefit for all stratas in that it would be used for sharing relevant information and discussing local issues. Hearsey has agreed to participate when a meeting is called.

#### 4.4 **Stoney Creek Environment Committee**

Hearsey was approached last fall by the Stoney Creek Environment Committee. The committee has offered to provide council members with a short presentation on issues pertaining to local waterways. They have written materials which they would like delivered to houses in the area but would like to present to council before these are delivered in the hope that council will advise owners to watch out for the information. Council has expressed interest but would like to determine the contents and length of the presentation prior to inviting them to an upcoming meeting. On a similar note, Doug brought to the attention of council issues around the creek and landscaping.

##### **Action:**

1. Hearsey will investigate content of the presentation by the Stoney Creek Environment Committee
2. Kronlund will be discussing issues related to the creek with a member of the Dept of Fisheries and Oceans.

#### 4.5 **Lighting**

An owner approached Hearsey for information regarding the lighting in Willow Leaf and Snowberry as the strata corporation is looking into new lighting. Information where the lighting can be purchased and contact name was forwarded to the owner for follow-up. Hearsey was advised that at the AGM discussion revolved around replacing the lights on the back patios as these are the originals from when the Mountain Gate was built.

#### 4.6 **Brammy Brothers issue**

A previous owner contacted Hearsey in regards to further cost recovery of legal fees incurred during the Brammy Bros. dispute. Meera Nair followed up with this issue. The owner was reminded of the statement they signed previously releasing strata NW2040 of any obligation to pay any further fees.

### 5.0 **BUSINESS ARISING**

#### 5.1 **Chimney sweeping and insurance**

As agreed at the last meeting Hearsey contacted the strata's insurance company to determine if there are liability issues which could arise from failure to sweep the chimney in some units. It is recommended that chimneys be swept annually even if rarely used. Chimney sweeping can only be enforced if written into the bylaws. If the bylaws require annual chimney sweeping and a fire started in the chimney of a unit where there had been non-compliance, the unit owner would be responsible for the deductible. Council has agreed that this issue is worth discussing and a proposed amendment to the bylaws should be prepared for presentation at the next AGM.

Given the increase in value of our units it was queried whether we need a re-assessment of insurance coverage.

**Action:** Hearsey will contact Meera Nair to determine when the insurance needs of NW2040 were last re-assessed.

5.2 **Consent forms**

Consent forms for permission to send emails to everyone who lives in Strata NW2040 were reviewed and it was agreed that it was too wordy.

**Action:** Kronlund will draft a new form for review at the next meeting.

5.3 **Blockwatch**

Rotzien has pursued the Blockwatch idea with those who expressed interest at the AGM. At this point, no feedback has been provided and unless volunteers arise soon, the issue will be dismissed.

6.0 **FINANCIAL REPORT**

The following financial information was added to the minutes following the meeting:

Contingencies:

Painting:	\$8608.97
Roofing:	\$29,002.00
General:	\$28,157.42

March Expenses	\$5040.43
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7.0 **LANDSCAPING**

Boden and Kronlund took a tour of the complex to investigate potential problem trees. All concerns were marked with surveyors tape to be further investigated by Al's tree service.

Location has been found for the landscaper's composting bin. They will inform the landscaper's to begin using the bin once it's set up. This is not for household waste as there could be problems with inappropriate use and resultant pest problems.

Concern was raised about woodpeckers damaging buildings.

**Action:** Boden will investigate possible ways of discouraging woodpeckers.

8.0 **MAINTENANCE**

The bridge fence on the left entrance of Moorside Place is a little wobbly. It should be monitored over the next while to ensure its stability.

Chadwick and Kronlund fixed the light at the entrance to Ridgemoor that was damaged by vandals.

9.0 **OTHER ISSUES**

- 9.1 Parking has been a problem on Moorside because visitors appear to parking in the complex. There was discussion around various issues of neighbourly conduct. It was decided that a spring reminder be sent out with the consent form.

**Action:** Hearsey will draft and circulate spring reminder to council for input.


- 9.2 Discussion around information package for new owners.  
Hearsey will look into putting something together which council will review.


10.0 **PARKING LOT ISSUES**

Proposed Bylaw amendment re-chimney sweeping

11.0 **NEXT MEETING**

Meeting adjourned:	8:45 pm
Date of next meeting:	May 8, 2006
Location:	9155 Ridgemoor Place
Time:	7:30 pm

  
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Peggy Wong, Treasurer

  
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Susan Hearsey, Acting President