

AGENDA
STRATA COUNCIL NW 2040

Date:	May 8th, 2006
Location:	9155 Ridgemoor Place
Time:	7:30pm

- 1.0 Meeting call to order:
- 2.0 Additions to agenda
None
- 3.0 Approval of minutes:
MR, PW
- 4.0 New Business
 - 4.1 One of the owners on Moorside has been granted permission to rent their place beginning this summer.
 - 4.2 Two properties were sold last month. The new owners have taken possession.
- 5.0 Report from the President.
 - 5.1 **Minutes binder and realtors.** For the sake of simplicity and continuity, strata keeps 2 copies of the minutes. Only one copy is available for real estate agents while the other is a back up should the first one get lost.
 - 5.2 **Monies owed to the strata corporation by owner.** All money owing has been paid and all accounts are up to date.
 - 5.3 **Council of Councils** – No news.
 - 5.4 **Stoney Creek Environment Committee.** They want to give a 5 minute presentation to council about how to be more environmentally responsible around the complex. Strata approved the idea of the SCEC painting all the drains with fish in order to promote awareness.
 - 5.5 **Consent Forms.** Forms have been reviewed and approved by council. These forms shall be used to request permission from the owners to use the owner's email addresses for inter-strata communications. Council would have to obtain additional approval from the owner, at the time of the incident, if council wanted to share the owner's email address with someone outside of council.
 - 5.6 **Review information sheet for new owners.** The sheet was reviewed and approved. Copies can be obtained from SH or PW.
 - 5.7 **Strata Insurance.** Should a fire occur due to an owner's negligence of maintaining their chimney, all the owners shall share the cost of paying for the deductible for the claim. Strata can limit the risk by amending the bylaws to state that all owners are responsible for having their chimney

swept once a year. This year owners were charged \$25.00 to have their chimney cleaned. Due to the increase in property values, PW will check if strata has enough insurance to cover the complex.

- 5.8 **Review spring reminder to owners.** SH will be communicating to the owners about things the owners should remember in the springtime. Don't miss it.

6.0 Finance Report

Painting:	\$9593.97
Roofing:	\$29,335.00
General	\$28,157.42

Expenses	\$2831.22
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7.0 Landscaping Report

Trees that may be unsafe have been identified and Al's Tree Service will be brought in to confirm the trees that need to be brought down.

Flowers will be purchased for the flower boxes around the complex.

Composters have been selected and two will be purchased. These composters will be used to compost waste from the landscapers.

8.0 Maintenance Report

Reports of water damage have been received from an owner. The water appears to have come in through the flashing around the chimney. Measures have been taken to fix the problem.

All maintenance requests must be submitted in writing or by email.

Council is investigating new lighting for the units.

9.0 Meeting adjourned

10.0 "Parking Lot" issues

10.1 Proposed bylaw amendment re-chimney sweeping

11.0 Next meeting

7:30 pm, Tuesday June 13, 2006 at 9081 Moorside Place.

Rusan Kearney *PW*