

MINUTES **STRATA COUNCIL NW 2040**

Date:	July 25, 2006 <i>6/26</i>
Location:	9085 Moorside Place
Time:	7:30pm

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

1.0 Meeting call to order:

2.0 Additions to agenda
None

3.0 Approval of minutes:
AB, DK

4.0 New Business

4.1 Carports

Carports are an ongoing issue. Hearsey received a written complaint from a council member requesting that the carport issue be addressed. She received a number of verbal complaints whilst walking around. A decision needs to be made how to deal with this issue. Recreational vehicles were not included on the memo which the council sent out. Clarification needs to be made as to what is meant by a "recreational vehicle". Hearsey will check the minutes of the AGM and also determine whether the Strata Rules have in fact been updated and all owners made aware of this.

4.2 Garage doors

Discussion revolved around re-visiting installation of carport doors. Doors to the carports would ensure that untidy carports would not be an issue and would provide for more storage for those who need it. Rotzien will e-mail owners to determine whether there is an interest in taking another look at this.

4.3 Annual Neighbourhood BBQ

The annual neighbourhood BBQ has been set for Sun, Aug 27, 2006. Please mark it on your calendars and plan to attend. It is always a nice way to get to know your neighbours. More information coming soon.

5.0 Business Arising

5.1 Consents

Hearsey has received 14 email consent forms. None were received so far from council members. Please be sure to return them to Hearsey as soon as possible.

5.2 Lighting

Susan was approached re- installing a better light on the lamp posts on Braemoor Place. The owner making the suggestion will provide information for council to review. .

6.0 Finance Report

Painting: \$12548.97

Roofing: \$30334.00

General \$28157.42

Expenses \$545.05

7.0 Landscaping Report

Strata council for Ashbrook Place have yet to contact Kronlund or Boden in reference to the 2 trees that need to be removed. Hearsey will contact Ashbrook Place Strata to see if their Landscape Co-ordinator has been away on vacation, hence no contact. Hearsey will contact Meera re- property plan so that she and Boden can measure to determine the location of the dead trees in reference to the property line. In the event that we do not have contact from Ashbrook Place and the trees are on their property, they will be contacted re- removal.

8.0 Maintenance Report

An inspector from Roofix has investigated all Mountain Gate roofs and will provide a report to Chadwick in the coming weeks.

Lighting for the rear of the units will be on hold until it has been determined how much the roofing project will cost.

9.0 Meeting adjourned 8:35.


10.0 "Parking Lot" issues


10.1 Proposed bylaw amendment re-chimney sweeping

10.2 Possibility of garage doors being installed

11.0 Next meeting

7:30 pm, Tuesday, Aug 29, 9061 Moorside Place


Susan Hearsey, Vice President


Peggy Wong, Treasurer