

MINUTES OF MEETING AUGUST 29, 2006
STRATA COUNCIL NW 2040

Date:	August 29, 2006
Location:	9061 Moorside Place
Time:	7:30 pm

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

1.0 Meeting call to order:

1.1	Time:	7:30
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2.0 Additions to agenda

2.1	Correspondence Received by Hearsey.
	Owner re-coyotes and need for lighting.
	Owner unhappy about multiple issue: Four page response explained working of council and management of NW2040, asked for more details and gave explanations. A further e-mail was received from same owner with no response to any of requests for more information and was responded to briefly. It appears that he only wanted light bulbs changed which were done when a council member had time and to vent about the other issues. He was invited to attend the AGM to speak publicly with other owners.
	An owner very concerned about large tree behind his property: Owner was informed that healthy trees can not be removed from the area around the creek as this is a protected area. The owner was assured that the arborist regularly inspects the trees on the property to assess for safety. Only unsafe trees are removed.
	Litter on property: Andrew spent part of his Sunday afternoon picking up garbage. The owner suggested putting together a work party. Some members of council have shown an interest in participating.

	<p>Insurer: Insurance is due at the end of September. We need a new appraisal. BFL specifically to ask about how rentals are monitored for grow ops. It appears that stratas are now adding an item in the rules to indicate that it is the responsibility of the owner of a rental unit to monitor their property regularly, either themselves or using an agent. In the event that there is a grow op in a strata, which will inevitably cause a lot of damage to the building and possibly other units, the owner should be responsible for the \$50,000 deductible, not the strata corporation. (a similar situation should unswept chimneys catching on fire) The agent for BFL also asked about water ingress but stated that this was to do with the leaky condo situation not the occasional leak.</p>
	<p>Suncorp (re-appraisal of property): Susan communicated with council members and had a quorum Ok to go ahead with the appraisal. The cost of the appraisal is \$750 plus applicable taxes. The first appraisal includes a site visit. Suncorp already had all strata documents that it requires from the previous appraisal. Year 2 and year 3 this will be updated but without a site visit. A copy of the appraisal will be sent to the insurer and the insurer has been notified of this. Our file is being updated by BFL and any necessary adjustments will be made on receipt of the new appraisal.</p>
	<p>Request for bylaws and rules: These have been e-mailed</p>
	<p>Trial new lamp posts Braemoor Place: Picture of new lamp post and price was provided. Cost at Rona is \$108. They are made by Globe. Shades are not sold individually at Rona; if a shade is broken, the whole lightpost will need replacing unless Globe manufactures and sells parts. Base = 8" diameter. Not sure what the current lamp standards are attached to. Tried to dig down around one to take a look but had difficulty. At Norburn Lighting cost there would be \$600 - \$1,200 per post. There's a huge difference in quality between low and high end. Norburn would give the contractors rate if the number required is large enough. Ashbrook Place is currently considering new lighting so there is the potential for cost savings that could be investigated.</p>

3.0 Approval of minutes:

Approver 1:	DK
Approver 2:	AB

4.0 New Business

4.1	New e-mail address for Susan for strata issues is MGStrata@shaw.ca
4.2	Web page for Mountain Gate: A web page would allow owners quick and easy access to a variety of information including the Act, Bylaws, Rules, Minutes, Financials, welcome package, links to disaster planning, safety, government guidelines for stratas, etc. The "bones" are being set up on a shaw webspace. If we decide to go ahead the cost would be: If we wished to become www.MountainGate.ca (which is available) \$50.00/year; Name Parking would be \$10 onetime or Name Parking with email would be \$10 onetime + \$30/year for email.

5.0 Business Arising

5.1	Carports – We would like owners to keep their carports tidy.
5.2	Garage doors: It appears as though some types of vehicles may not fit inside the carport with the door closed.
5.3	Council of Councils: More interest shown by Rossmoor Council member Steve Grice. If Ashbrook doesn't follow up, Steve may be interested in getting something going himself.
5.4	Stoney Creek Environment Committee: No response. Susan will deliver information to Mountain Gate residents.
5.5	Email consent forms: No more received. The consent forms permit Strata to send group emails to the owners vs. one at a time.

6.0 Finance Report

6.1	<u>Expense</u>	<u>Current Month</u>	<u>Previous Month</u>
	Painting:	\$13533.97	\$12548.97
	Roofing:	\$30667.00	\$30334.00
	General:	\$28157.42	\$28157.42
	Expenses:	\$4041.50	\$545.05

7.0 Landscaping Report

7.1	Tree removal between Ashbrook Place and Mountain Gate
7.2	Ashbrook Place's strata council has been contacted regarding 2 trees that need to be removed on joint property.
	Their maintenance person has approved splitting the costs of removal.
7.3	Boden and Kronlund have been taking care of entrance planters in the coming weeks. Thank you.

8.0 Maintenance Report

8.1	Martinig will look into a roofing consultant in regards to the lifespan of the flat roofs. The light in the common area between Moorside and Ridgemoor has been replaced. Martinig and Chadwick will look into costs for lighting fixtures in backyards. Maintenance costs will be prioritized after consultation with roofing specialist.
8.2	Roofing: Repairs to the flat roofs in the complex will commence in the next 2 months. Funds for the repairs will come from the Strata's roofing and maintenance fund. In order to maintain a reserve, the money used to pay for the repairs will cause the upgrade to the backyard lighting to be postponed.
8.3	The primary maintenance contractor is busy. Chadwick has been assisting with site preparations.
8.4	Lighting for the rear of the units – delayed until roofing completed.

9.0 Meeting adjourned

9.1	Time Adjourned:	8:30 pm
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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

11.1	7:30 pm	9093 Moorside Place
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Susan Hearsey, Acting President

Peggy Wong, Treasurer