

MINUTES **STRATA COUNCIL NW 2040**

Date:	Tues September 19, 2006
Location:	9093 Moorside Place
Time:	7:30pm

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

1.0 Meeting call to order:

Time:	7:30pm
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2.0 Additions to agenda

	Ashbrook Place will be sent a bill for half the cost of the tree removal. Less the additional cost incurred because of the events that resulted in additional trips by Al's Tree Service.
	1 Owner in arrears for this years Strata fees.
	One owner requested the minutes from 2004 to 2006.

3.0 Approval of minutes: Pending review by SH

3.0 New Business

	New e-mail address for Susan for strata issues is MGStrata@shaw.ca
	Appraisals completed by Suncor.
	Council has received a quote for insurance based on previous appraisal by Suncor.

5.0 Business Arising

	Email consent forms. No more received. The consent forms permit Strata to send group emails to the owners vs. one at a time.
	Vacant positions on Strata: <ul style="list-style-type: none"> • Treasurer • Secretary

	<ul style="list-style-type: none"> • Vice Chair • Member at Large • President
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6.0 Finance Report

	Current Month <i>AUGUST</i>	Previous Month
Painting	<i>14518.97</i>	\$13533.97
Roofing	<i>31000.00</i>	\$30667.00
General	<i>28157.42</i>	\$28157.42
Expenses	<i>1661.30</i>	\$4041.50

7.0 Landscaping Report

	Tree removal between Ashbrook Place and Mountain Gate = \$1590.
	Planters will be touched up this month.
	Quote will be requested from Landscapers will be requested for work commencing in 2007.

8.0 Maintenance Report

	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. Cost will be ~\$12k
	Attila will be working on the chimneys Cost will be ~\$5k
	Maintenance is requesting an increase to strata fees so that there is money available for additional roofing and painting maintenance.

9.0 Meeting adjourned 9:00

10.0 "Parking Lot" issues

10.1 Proposed bylaw amendment re-chimney sweeping

11.0 Next meeting

— NO FURTHER MEETINGS
UNTIL THE AGM - *OCTOBER 25/06*

Susan Hearsey (for Susan)
Susan Hearsey, Acting President

Peggy Wong
Peggy Wong, Treasurer