

MINUTES FOR A MEETING OF
THE STRATA COUNCIL OF
STRATA PLAN NW 2040
HELD AT 9062 MOORSIDE PLACE, BURNABY, BC
January 9, 2007

Present:

Meera Nair, President
Anne Mennie, (new) Treasurer
Brent Chadwick, Maintenance
Doug Kronlund/Andrew Boden, Landscaping
Peggy Wong, (new) Secretary

Meeting commenced at 7:00 pm

1) Report from the office of the President

Meera undertook recording of the minutes for this meeting.

As this marked the first meeting of the new Strata Council for the fiscal year 2006-2007, minutes were not available to be approved. The last council gathering occurred at the Annual General Meeting on October 25, 2006. Minutes of the AGM have been prepared, are will be approved by the owners at the next AGM.

2) Finances

Transition between Peggy and Ann for the treasurer's portfolio is underway. A meeting with our bank is necessary to update signing signatures. At this time, the December financial statements from Marsh and Marsh have not yet been received. As the financial statements for the past fiscal year were approved at the AGM, authorized copies will be returned to Marsh and Marsh.

One unit still owes a small amount to the Strata NW2040. Peggy will contact the owners via email.

3) Landscaping

During the December windstorms, one tree came down next to a unit on Moorside Place. Our arborist, Al of Al's Tree Service, removed it expediently. However, some loose and overhanging branches in the green space between Moorside and Ridgemoor proved more difficult to handle. Al will return; in the meantime, owners have been notified and the area cordoned off.

Bulbs were planted en masse during the fall; hopefully we will soon see the blossoms!

Al will conduct his usual walk through in the spring, and advise regarding the necessity of tree removal.

As per prior years, Piper Landscaping submit a contract for the yearly renewal of the services. Strata NW2040 will continue to utilize Piper Landscaping.

With the unseasonably cold and snowy weather, ice melter was bought (and bought again), and strategically placed throughout the complex.

4) Maintenance

After the leaves fell, the gutters were cleaned. Atila Siska has conducted a few repairs through the complex. Council is very concerned about the propensity of owners to directly contact Atila to monitor/fix exterior problems. Owners must be made aware that repairs to be undertaken by Strata NW2040 will be assessed and managed by the Strata Council.

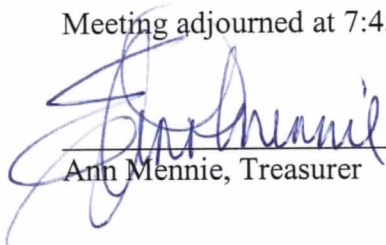
5. Misc.

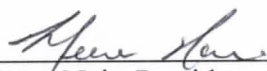
Security in and around our complex is becoming more of a concern. The questionable activity of individuals hanging around MountainGate, and on Ashgrove has changed the idyllic nature of our community. Meera will contact other Strata Councils in the area and see if we can form a united appeal to the authorities to better patrol this neighborhood.

Meera will also investigate the possibility of recovering street parking on Forest Grove; a residents' permit designated by the City of Burnaby.

And finally, Strata NW2040 welcomes Brody Katsumi Rotzien, born December 30, 2006 to proud parents Lauren and Mike Rotzien!

Meeting adjourned at 7:45pm.


Ann Mennie, Treasurer


Meera Nair, President

FINANCE REPORT - December 2006

PAINTING \$18033.70

ROOFING 24444.29

GENERAL 28157.42

EXPENSES \$ 0