

MINUTES FOR A MEETING OF
THE STRATA COUNCIL OF
STRATA PLAN NW 2040
HELD AT 9061 MOORSIDE PLACE, BURNABY, BC
June 4, 2007

Present:

Meera Nair, President
Andrew Boden, Landscaping
Doug Kronlund, Landscaping
Brent Chadwick, Maintenance
Peggy Wong, Secretary

Regrets:

Anne Mennie, Treasurer

Meeting commenced at 7:10 pm

1) Report from the office of the President

Minutes of the previous meeting. held April 14, 2007 were reviewed. Motion for approval by Meera, seconded by Brent, motion passed.

Owners have been notified regarding parking violations. Council would like to thank owners for complying with the Bylaws regarding parking in the complex...

Security company – Meera has conducted reference checks on the security company BSL, with the Vancouver Parks Board and Vancouver School Board, both reported they were reasonably happy with the service and it kept people off sites. They are the most economical company. Council would like to try a 12 week trial period with the security company. Starting June 30 to September 15, cost is \$720, \$15.00 per patrol, 4 times over the weekend, each patrol is 15 minutes. Security guard would move people along that are loitering around complex, call 911 for situations that they cannot handle. Council is still reviewing which night works better, times for the patrol, is a vehicle used, or is patrol by foot. Council will keep owners updated.

Lighting-Back deck lights to be replaced, cost per light is \$39.98, an electrician will be required for installation. 1 sensor light will be purchased, installed and tested.

Electrician cost approx \$3-3200.00 for installation

Cost of Lights \$1600.00

2) Finances

Finances are good, summer work to continue around complexes.

Financial Report – April and May 2007

April 2007

Painting \$21,541.20

Roofing \$25,776.29

General \$28,157.42

No expenses

May 2007

Painting \$22,418.70

Roofing \$26,109.29

General \$28,157.42

No expenses

3) Landscaping

Boxes around complex are done, more plants and flowers being purchased to replace plants and flowers that have dried out.

New owner of Piper Landscaping is Norma Romberg, Doug and Andrew going through contract to insure contract being followed and landscaping work being completed around complex.

There seems to be a little more garbage around the complex, clean up done of beer bottles under the bridge.

A request was made to expand composting in the complex. Strata council discussed, there is no areas available for the compost container.

4) Maintenance

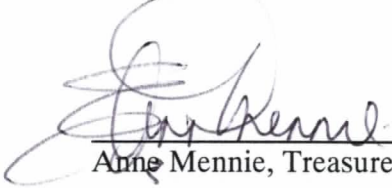
Continuing project for the summer is the rebuilding of the Sumps, rebuilding, increasing height of pumps.

Stairs around complex to be replaced and repainted. Brent contacting Atlas Painting to honour contract and look at stairs that require repainting.

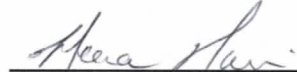
Outside window cleaning to be scheduled.

Next meeting scheduled for Tuesday July 10, 2007

Meeting adjourned at 8:30



Anne Mennie, Treasurer



Meera Nair, President