

MINUTES FOR A MEETING OF
THE STRATA COUNCIL OF
STRATA PLAN NW 2040
HELD AT 9155 RIDGEMOOR PLACE, BURNABY, BC
July 10, 2007

Present:

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

Meeting commenced at 7:10 pm

1) Report from the office of the President

Minutes of the previous meeting. held June 4, 2007 were reviewed. Motion for approval by Ann, seconded by Andrew, motion passed.

Security company – Council agrees with BSL Security that additional patrol be scheduled over long weekends. BSL has reported no disturbances or incidents with recent patrols. Council has received good feedback from some owners.

Mountain Gate complex Bar BQ has been tentatively scheduled for August 18, thanks to Lauren for organizing. More information will follow.

2) Finances

New Owners at 9130 Ridgemoor Place to be contacted for cheques and email information.

Financial Report – June 2007

June 2007

Painting \$ 23,295.70
Roofing \$ 26,442.29
General \$ 28,157.42

Expenses \$443.90

3) Landscaping

Owner of Piper Landscaping, Norma Romberg, is planning to come and walk around complex to look at jobs being performed around the complex..

Doug and Andrew will be walking around with Al to look at trees that need pruning.

4) Maintenance


Brent has walked around complex with Tony from Atlas Painting looking at stairs where the paint has been peeling off. Atlas is not inclined to assume responsibility for the poor condition of the stairs; they legitimately pointed out that many of the stairs were of very old (splitting) wood. Given the condition of the wood, together with the heavy traffic upon the stairs, and the exposure to the elements, our case to enforce the warranty is weak at best. Atlas' recommendation is to let another winter pass, nature will strip more paint off. then we aggressively replace and re-paint the stairs.

Outside window cleaning to be scheduled, Brent has contacted 2 other companies, they have not returned his calls. It appears that trades people are in great demand right now.

Back deck light has been installed at Doug's, the light looks good and works.

Next meeting scheduled for Monday August 13, 2007

Meeting adjourned at 8:30


Anna Mennie, Treasurer


Meera Nair, President