

~~DRAFT~~ Approved May 5/08

MINUTES FOR A MEETING OF
THE STRATA COUNCIL OF
STRATA PLAN NW 2040
HELD AT 9062 RIDGEMOOR PLACE, BURNABY, BC
January 29, 2008

Present:

Meera Nair, Strata Chair
Andrew Boden, Landscaping
Cory Wolk, Maintenance
Shanna Burgess, Treasurer

Regrets:

Carolyn Carpenter, Member-at-Large/Maintenance

Meeting commenced at 7:00 pm.

1) Report from the office of the Strata-Chair:

- In the recent sale of a unit in the complex the realtor requested surveyor's drawings. Shanna will investigate which if any drawings the strata should have. Support was given for purchasing surveyors map of the strata property.
- Discussion was held regarding the resolution of the overlap between an owner's insurance company and the strata. Meera is following up.
- Further to discussion at the AGM, it has been determined that the City of Burnaby will install a "No Exit" sign at the entrance to Moorside. The city requires specific instructions as to the placement of the sign. This will be dealt with by the owner's who have researched the process to date.

2) Finances

- The October, November and December financials from Marsh and Marsh were presented.
- The bank has suggested that we consider adding more to our GIC account. Shanna will investigate adding a further \$20,000 to our GIC account, with the proviso that it must remain accessible.
- Meera passed on the Form F and Form B from the Braemoor sale to Shanna.

3) Maintenance

- Marine Roofing has completed the work tapering a flat roof that required repair. They will quote on further work.
- Roofix invoices will be reviewed to ensure that all the work they completed has been paid for. Marine Roofing is completing the balance of the work.
- Cory will investigate the Ridgemoor sign light problem to see why the bulb keeps blowing. If necessary he will bring in an electrician to investigate.
- Stair painting will be looked at later in the spring.

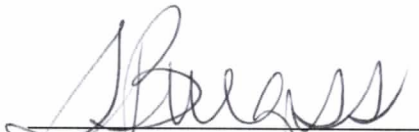

4) Landscaping

- Piper Landscaping has quoted \$1800 to mulch the complex in the spring.

5) Other Business

- Meera will send an e-mail to residents reminding them of the parking regulations and asking people to watch their speed on Moorside.

Meeting adjourned at 8:00 pm. The next meeting is planned for March 4, 2008.


Shanna Burgess, Treasurer
Meera Nair, Strata Chair