

MINUTES FOR A MEETING OF
THE STRATA COUNCIL OF
STRATA PLAN NW 2040
HELD AT 9062 RIDGEMOOR PLACE, BURNABY, BC
March 5, 2008

Present:

Meera Nair, Strata Chair
Andrew Boden, Landscaping
Shanna Burgess, Treasurer
Carolyn Carpenter, Member-at-Large/Maintenance

Regrets:

Cory Wolk, Maintenance

Meeting commenced at 7:00 pm.

Minutes from the January 29, 2008 meeting approved.

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

- The feedback from BSL, our security company, is that the winter has been quiet. They will continue to keep us informed as patrols continue and the council will revisit the issue as necessary.
- Discussion continued regarding the resolution of the overlap between an owner's insurance company and the strata. Meera is following up on exactly what the Strata's responsibilities for unit repair are.
- The City of Burnaby will install a "No Exit" sign at the entrance to Moorside at a cost of \$257.99. 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.
- In response to some recent misunderstandings, Meera will insert a letter in the minutes binder for prospective and new buyers to remind them that they will need to become aware of and abide by the rules and bylaws.

2) Finances

- The financial reports to January 28 were submitted.

- Shanna contacted the bank and added a further \$20,000 to our GIC account. The rate of return will be 3% and the cash can be accessed at any time.
- Shanna located a copy of the Strata Plan map so one will not need to be purchased.


3) Maintenance


- Pressure washing and painting is planned for the spring. Cory will be investigating companies to complete the work.
- The street signs will also need repainting this year and Meera will bring this to Cory's attention.

4) Landscaping

- Piper Landscaping removed two small downed trees damaged in the heavy snowfall.
- An Ashbrook Place resident called Andrew regarding the trees between the two properties. Ashbrook has commissioned a tree inventory and arborist report. Last year many trees were taken down in this area, some of which seemed healthy. Andrew contacted Ken Emsley, the Ashbrook landscaping representative and Ken said that they are only taking down trees where necessary and they may replant others. Andrew has requested a copy of their arborist's report and they have agreed. Last year Ashbrook spent approximately \$20,000 on tree removal and have set aside that much more for this year.
- Andrew met with Norma of Piper Landscaping and discussed the mulch application due in late March/early April. Norma will also identify areas for ground cover plants.

Meeting adjourned at 7:45 pm. The next meeting is planned for the week of April 21, 2008.


Shanna Burgess, Treasurer


Meera Nair, Strata Chair