

MINUTES FOR A MEETING OF
THE STRATA COUNCIL OF
STRATA PLAN NW 2040
HELD AT 9062 RIDGEMOOR PLACE, BURNABY, BC
April 27, 2008

Present:

Meera Nair, Strata Chair
Andrew Boden, Landscaping
Shanna Burgess, Treasurer
Cory Wolk, Maintenance
Carolyn Carpenter, Member-at-Large/Maintenance
Tessa Wright, Secretary

Meeting commenced at 7:00 pm.

Minutes from the March 5, 2008 meeting approved.

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

- The feedback from BSL, our security company, is that the situation remains generally quiet. Council will revisit the issue as the weather warms up.
- The owner of a recently purchased unit on Moorside has expressed a desire to rent the property which will bring us to our maximum 3 rental units. If no other owner comes forward requesting to rent their unit before the possession date the request will be granted.
- The City of Burnaby has now installed the "No Exit" sign at the entrance to Moorside.

2) Finances

- February financials were submitted.

3) Maintenance

- Atila has completed work on a unit's leaking plumbing stack. The owner's insurance is covering the internal damage and the Strata will cover the cost of replacing and repainting the siding.

- Window washers will be contacted in June.
- Atila will be doing the pressure washing, priming and painting of the stairs, most likely in July. Cory is working with him to determine the best paint options for this purpose.
- Cory will also speak to Atila regarding the repainting of the street signs.

4) Landscaping

- Andrew met with Ken Emsley and Perry Burritt at Ashbrook. Last year a number of trees between the complexes were cut. Ashbrook invited Andrew to discuss their replanting plans. They are expecting a report from their arborist soon regarding the many trees that were flagged last year. Andrew believes that more trees will be coming down as they hope that tree removal will help with drainage. They also expressed concern about dangerous trees near units.

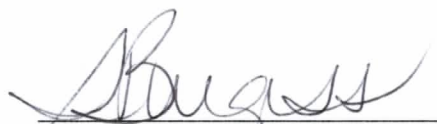
Ashbrook's AGM is coming soon and Andrew will discuss with them the possibility of sharing the costs of a survey to determine the property line between the complexes.


- Al, our arborist, says that it is not easy to remove established, healthy trees without bureaucracy but not all arborists pay as much attention to the rules.
- 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.

5) Other Business

- Carports are getting messy again so Carolyn and Cory will do a walk through to ensure compliance. The emphasis will be on tidiness. The tentative date is June 8 and Meera will send out a message to owners making them aware of it.
- Council will seek feedback from owners regarding storage units in the back of units.

Meeting adjourned at 8:20 pm. The next meeting is planned for June 10, 2008.


Shanna Burgess, Treasurer


Meera Nair, Strata Chair
