

MINUTES FOR A MEETING OF  
THE STRATA COUNCIL OF  
STRATA PLAN NW 2040  
HELD AT 9155 RIDGEMOOR PLACE, BURNABY, BC  
June 10, 2008

Present:

Douglas Kronlund, Strata Chair  
Andrew Boden, Landscaping  
Shanna Burgess, Treasurer  
Cory Wolk, Maintenance  
Tessa Wright, Secretary

Regrets:

Carolyn Carpenter, Member-at-Large/Maintenance

Meeting commenced at 7:00 pm.

New Strata Chair Doug Kronlund spoke to the resignation from council of Meera Nair and thanked her for her many years of outstanding service to council.

Minutes from the April 17, 2008 meeting approved.

1) Landscaping

- Andrew followed up with Ken Emsley of Ashbrook Place regarding tree removal at their complex. Ken did not believe that more trees would be coming down. Andrew is still waiting for their arborist's report.
- Bad weather has delayed mulch and replanting of border.
- Two out of three of the planter boxes under the street signs have been planted for summer. Andrew will be planting the third.

2) Maintenance

- Attila will be starting to prepare and paint the woodwork, treads and lattice posts June 16. June 27 is slated for window cleaning. Full stair painting will be completed later in the summer once the weather improves.

- One owner who has listed their unit for sale has requested stair tread painting at an earlier date. There is some paint available that they may use for a short term improvement. Attila will redo the stairs properly as the project progresses.
- One unit suffered water ingress and repairs are in progress.


#### 4) Financials

- April financials were submitted. Shanna checked into a line item labeled "miscellaneous income" and discovered that the funds were the result of automatic deduction of maintenance cheques from an owner who has since sold their unit. A refund of those funds will be sent as soon as possible.

#### 5) Other Business

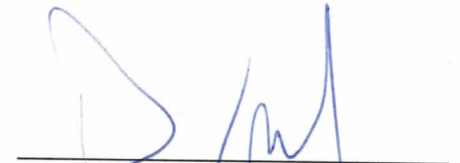
- Doug has been working on budget projections for our next complete roofing and painting work. The last painting took place in 2006 and cost approximately \$90,000. It is projected again for 2015 or 2016. The last roofing was done in 1996 at a cost of approximately \$140,000. There is a 35 year guarantee, but we expect 20 to be realistic in this climate so it will again need to be considered in 2016. Doug asked Cory to get "guesstimates" projecting forward 8 years to bring to the next AGM for consideration.
- Doug's own projections based on cost increases suggest that the \$293,000 we will have in the contingency fund may be wiped out by roofing and painting costs, leaving no room for any other major work. To this end he will recommend a nominal fee increase in 2009 and/or 2012 with the hope of avoiding any special assessments if possible.
- The cash we now have available is \$102,000. Doug will consult a financial advisor to ensure that we are getting the best return we can on the money without compromising its safety.
- 12 of 36 carports are technically in violation of our current bylaws. As of July 1 60 days notice will be given to those in violation. If after 75 days and 3 notifications the problem has not been remedied fines of \$25/month will be levied.
- Storage options for units will be brought forward at the next AGM.
- Andrew will investigate the possibility of having a junk removal company come for the complex with the aim of helping residents clear junk out of their carports.
- Attila has been offered the job of repainting our street entrance signs but he does not do that sort of painting. Doug is interested in replacing the signs entirely and will request that Carolyn look into the costs. Our current signs cost \$7000.

- Cory will speak with Attila about the cost of pressure washing driveways and sidewalks.
  - Cory will arrange for storage unit keys for Doug and Andrew.
  - Andrew will investigate the possibility of a car co-op for the complex.
- Meeting adjourned at 8:30 pm. The next meeting is planned for the third week of August, 2008.



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Shanna Burgess, Treasurer



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Douglas Kronlund, Strata Chair