

MINUTES FOR A MEETING OF
THE STRATA COUNCIL OF
STRATA PLAN NW 2040
HELD AT 9130 RIDGEMOOR PLACE, BURNABY, BC
August 14, 2008

Present:

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

Regrets:

Carolyn Carpenter, Member-at-Large/Maintenance
Shanna Burgess, Treasurer

Meeting commenced at 7:00 pm.

Minutes from the June 10, 2008 meeting approved.

1) Maintenance

- The costs for the recent repairs to treads and wood work as well as painting costs were discussed. Maintenance costs will be higher than budgeted this year due to this large project.
- Windows were washed June 27, as was stair painting, and repair to posts and back lattice. The posts and lattice will be painted next year by Attila or paint will be available for owners who choose to do the work themselves. Cory will send an e-mail to residents to let them know of this option. End unit decks can be painted next year.
- Eave clearing will be done in fall.

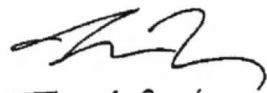
2) Landscaping

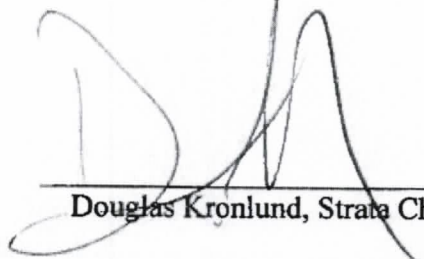
- Mulch and walkway planting has been completed.
- Braemoor residents have expressed concern about lack of light on the street due to the growth of the trees. Andrew will investigate the options as an item for next year's budget.

- Andrew will have a look at reported dead tree limbs around the complex for referral to Al's tree service who will do a walkabout in early fall.
- Andrew will speak with the landscapers to get a quote for next year's contract.

3) Other Business

- This year's AGM date was considered. It will take place in either October or early November.
- Doug requested proposed budgets for 2008/9 from Maintenance and Landscaping.
- Doug expects that we will need a \$10-\$15/month increase in maintenance fees to ensure that we are not running through our contingency fund for necessary projects like this year's stair painting.
- Marine roofing offered a "guesstimate" for roofing of \$300,000 and complex painting was estimated at \$100,000.
- A walkabout to review carport compliance led to the issuing of 6 notices.
- Meeting adjourned at 8:15 pm. The next meeting is planned for the third week of September, 2008.


for: Shanna Burgess, Treasurer


Douglas Kronlund, Strata Chair