

MINUTES FOR A MEETING OF
THE STRATA COUNCIL OF
STRATA PLAN NW 2040
HELD AT 9130 RIDGEMOOR PLACE, BURNABY, BC
September 29, 2008

Present:

Douglas Kronlund, Strata Chair
Andrew Boden, Landscaping
Carolyn Carpenter, Member-at-Large/Maintenance
Shanna Burgess, Treasurer
Tessa Wright, Secretary

Regrets:

Cory Wolk, Maintenance

Meeting commenced at 7:00 pm.

Minutes from the August 14, 2008 meeting approved.

1) Chair's Report

- The strata's insurance has increased for next year by \$1200-\$1300. We will need to renew our appraisal contract.
- The AGM has been booked for Wednesday October 22, 6:30-9:00pm at Forest Grove Elementary. Registration will begin at 6:45 and the meeting will commence at 7:00pm. The full AGM package must reach residents by October 8.
- To improve communication and accountability, only the President or Treasurer will approve irregular expenses (outside of regular contracts or yearly maintenance) with the goal of further controlling costs.
- Forecasts of current spending with projected cost of living increases show that expenses will surpass revenue in just over 20 years. It was agreed that this information would be provided to residents for the AGM where a discussion of raising fees would be on the agenda.
- Other issues suggested for discussion at the AGM were whether we still wanted to continue the weekend security patrols, backyard storage options for residents and whether to allow clotheslines in backyards.

2) Maintenance (delivered by Chair)

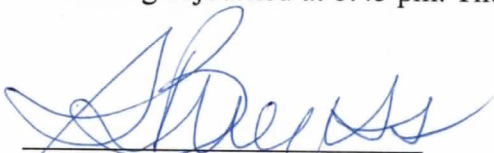
- This year's maintenance costs were higher than expected.
- One resident's stairs were damaged by another resident backing in. Attila will be completing repairs and the costs will be sought from the resident who did the damage.
- One resident has had persistent problems with an exterior light. As these were installed by the strata, the strata will take responsibility for the repairs.

2) Landscaping

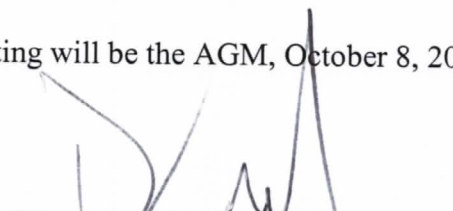
- The new contract from Piper Landscaping has arrived and the cost has increased somewhat.
- Andrew has requested a quote from Piper for reseeding and he will meet with Norma in November.
- On September 25 a big leaf maple on the south side of the complex fell across Forest Grove Drive. The tree had been growing on the edge of the creek. The city cleaned up and removed the tree and we do not expect any liability.
- The landscapers have expressed concern for the siding on a unit with a large honeysuckle plant. Andrew will meet with the resident to discuss cutting back or removing the plant.
- The landscapers also mentioned the urine burn marks on lawns and shrubs. Andrew will send a note next spring to the community about the damage being done.
- Many shrubs and plants around the complex suffered drought damage this summer. Andrew will remind residents about this problem in spring and summer.

3) Other Business

- Council considered rejoining the Condominium Home Owners Association at a cost of \$180. Based on membership in the past it was determined that no substantial benefit would be gained.
- Meeting adjourned at 8:45 pm. The next meeting will be the AGM, October 8, 2008.



Shanna Burgess, Treasurer



Douglas Kronlund, Strata Chair