

MINUTES FOR A MEETING OF
THE STRATA COUNCIL OF
STRATA PLAN NW 2040
HELD AT 9085 MOORSIDE PLACE, BURNABY, BC
July 22, 2009

Present:

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

Regrets:

Carolyn Carpenter, Member-at-Large/Maintenance
Lauren Rotzien, Member-at-Large

Meeting commenced at 6:30 pm.

Minutes from the June 10, 2009 meeting approved.

1) Maintenance

- a front door needs repainting on Braemoor.
- Paint, primer and thinner for residents who wish to paint their own back lattices will be available soon.
- The window washing has been completed.
- A burned out bulb has been replaced on Braemoor.
- Attila has submitted his bill for all completed work.

2) Landscaping

- The reseeding work done in May still looks patchy so when the ground is moist again Andrew will look at some reseeding.
- The landscapers expressed concern about the amount of dog waste in one back yard. The owner has been spoken to and the matter has been resolved.


- Andrew met with the owner who has the honeysuckle plant and as the plant is not suckering to the building it is not considered a hazard. The owner has been asked to keep it tidy and ensure that the unit number remains visible. There was also some downspout damage done by the owner and they have agreed to repair it in a timely fashion. The council will offer to have the repairs done at the owner's expense.
- There are some major tree projects to be done but those have been put off until the new fiscal year. Regular tree pruning will continue.

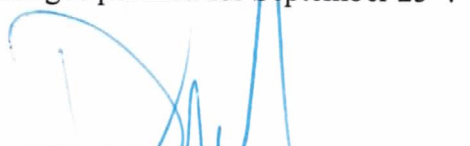
3) Treasurer's Report

- Maintenance is over budget but landscaping, with the deferral of the tree work, is now under budget.

3) Chair's Report

- The 2009/10 budget will be affected by maintenance exceeding its budget by \$8000. Next year's maintenance budget will be affected but as no major projects are planned the affects should be minimal.
- Discussions were held as to whether council should go over budget to cover costs this year, maintain budgets as they had been set and pay the full overage in September or share out the overage between the 2008/09 budget and 2009/10 budget. It was decided that any excess left in the 2008/09 budget would be spent on the overage with the remainder covered in September at the start of the 2009/10 budget year. This plan minimizes the impact of the overage on next year's budget.
- Doug requested budgets from Maintenance and Landscaping by September 19th for 2009/10 in preparation for the next AGM.
- The proposed date for the next strata AGM is Wednesday October 21, 2009.
- Two residents have requested that their names be added to the list of rental units due to possible relocations.
- The annual walk through inspection of carports resulted in two units receiving notices.
- Meeting adjourned at 7:55 pm. The next meeting is planned for September 23rd.


 Shanna Burgess, Treasurer


 Douglas Kronlund, Strata Chair