

MINUTES FOR A MEETING OF
THE STRATA COUNCIL OF
STRATA PLAN NW 2040
HELD AT 9145 RIDGEMOOR PLACE, BURNABY, BC
January 19, 2010

Present:

Douglas Kronlund, Strata Chair
Cory Wolk, Maintenance
Andrew Boden, Landscaping
Carolyn Carpenter, Member-at-Large/Maintenance
Shanna Burgess, Treasurer
Inga Zvolanekova, Secretary

Meeting commenced at 6:30 PM.

Minutes from the September 23, 2009 meeting approved.

Minutes from the AGM meeting held on October 21, 2009 approved.

1) Chair's Report

- All communication regarding expenditures must be open and upfront to ensure that all non-emergency expenditures are prioritized and discussed prior to proceeding.
- The council agreed to set a \$500 limit on all expenditures outside of the approved budget. Non emergency expenditures above the set limit must be discussed and approved by at least 2 members of the council prior to proceeding. The limit will be waived on emergency repairs.
- Insurance rebate might used to supplement the maintenance budget however the amount is yet to be determined. Once it is established, the amount will be given to Cory.

1) Maintenance

- Cory prepared the detailed 2009/2010 expenditure report listing all repairs already performed and future repairs to be completed. The goal is to stay on budget as well as maintain open communications and accountability.

- The council members had a further detailed discussion about the extent of water damage to multiple units and pending repairs to be performed.

2) Landscaping

- The new 2010/2011 contract from Piper Landscaping has been approved and signed. Original copy was mailed out to the company.
- Andrew has advised that he will try to reseed problem grassy areas again this year, however, will do so in the spring time so the grass has a better chance of growing properly.
- The success of this seeding will be reviewed by early summer; other options will be discussed if the problem areas are unsatisfactory.

3) Other Business

- The council will prioritize all incomplete maintenance projects during the next meeting.
- An e-mail will be sent to all residence reminding them to maintain outside lights on their units.
- Meeting adjourned at 8:30 pm. The next meeting will be held on March 3rd, 2010 at 6:30 PM.

Shanna Burgess, Treasurer

Douglas Kronlund, Strata Chair