

MINUTES OF THE MEETING OF
STRATA COUNCIL
STRATA PLAN NW 2040
HELD AT 9145 RIDGEMOOR PLACE, BURNABY, BC
March 3, 2010

Present:

Andrew Boden, Interim Strata Chair/Landscaping Liaison
Cory Wolk, Maintenance
Carolyn Carpenter, Member-at-Large/Maintenance
Shanna Burgess, Treasurer
Ron Brimacombe, Member-at-Large
Inga Zvolanekova, Secretary

Meeting commenced at 6:30 PM.

- Minutes from the January 19, 2010 meeting approved.

1) General

- Council discussed in great length a new strategy to maintain the management of our Strata after Doug's departure. Ron Brimacombe has joined the council to assist with a variety of responsibilities which will be assigned as needed.
- The Council Members have agreed that Andrew will act as Interim Strata Chair until the next AGM meeting scheduled for October 2010.
- Some volunteers have stepped in and offered to help with bylaw updates and some gardening tasks so far, however more help is needed and Andrew will send out an e-mail with more details.
- The Insurance rebate has been finalized at \$900 and the funds are being put towards the maintenance budget.

2) Maintenance

- Upon reviewing the insurance policy and the strata bylaws, the Council determined that the cost of repairing the door at 9088 Moorside due to break-in will be refunded to the owner.
- Two members of the Strata Council examined the water damage at 9130 Ridgemoore and determined that the repairs need to be done and paid through Strata funds.
- The repairs due to water damage at 9088 Moorside have been completed.
- Gutters at 9081 Moorside will have to be repaired.

- Pending non-emergency maintenance items will still have to be prioritized after additional funds are determined

3) Landscaping

- Andrew to prepare a list of gardening tasks that he needs assistance with. Certain tasks such as maintenance of the flower boxes and watering will be delegated to volunteers allowing Andrew to focus on duties of the Strata Chair.
- Andrew to ask Piper for a quote to remove dead log at 9061 Moorside.

4) Treasury

- Strata Council agreed to become members of the CHOA this year in order to utilize their resources and get assistance with Strata related questions and issues that may arise.
- E-mail to be sent to all residence reminding them that the accepted method of payment for strata maintenance fees is by post dated cheques only. A \$25 fee will be charged on all NSF cheques.
- The Treasurer will explore various options of securing funds to supplement the maintenance budget and update Council members during the next meeting. The expenditures in this budget were exceeded due to some unforeseen repairs due to water damage that occurred on multiple units.

5) Other Business

- Andrew to send a spring newsletter to all owners with some important updates.
- Meeting adjourned at 8:30 pm. The next meeting will be held on March 31st, 2010 at 6:30 PM.

Shanna Burgess, Treasurer

Andrew Boden, Interim Strata
Chair/Landscaping Liaison