

MINUTES OF THE MEETING OF
STRATA COUNCIL
STRATA PLAN NW 2040

*HELD AT 9145 RIDGEMOOR PLACE, BURNABY, BC
September 2, 2010*

COUNCIL IN ATTENDANCE

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

CALL TO ORDER

Meeting was called to order by Interim Strata Chair at 6:35 PM.

The minutes of the Strata Council held on August 9, 2010 were presented for review. The council confirmed that those minutes were in order with no omissions or corrections.

It was moved/seconded to approve the minutes of the council meeting held on August 9, 2010 as circulated. CARRIED.

1) MAINTENANCE

- This meeting was predominantly focused on finalizing all roofing and gutter quotes and reviewing all expenditures related to roof and gutter leaks in the past three (3) years. The council members have worked thoroughly and for an extended period of time to determine the necessity of new roofs and the timing of their installation. Multiple roofing companies had an opportunity to examine the condition of our roofs, took pictures and provided their recommendation to the effect that all Mountain Gate townhomes should have new roofs installed in the spring/summer 2011. It was imperative to have all facts about the current condition of the roofs and analyze them before a presentation to the owners is made. The Council members have also examined the past and still pending repairs due to roof leaks and it was very apparent that over the past few years the expenses to fix damages are rapidly increasing. A complete presentation on this subject inclusive of pictures, costs and new roofing material installation will be given to all owners before our AGM meeting which is tentatively scheduled for the end of October. This will give everyone an opportunity

to study the plan of action and the reasoning behind it. If anyone has any concerns or questions, you may contact Ron Brim, however more information will be presented shortly.

- All gutters will be cleaned shortly and roofs will be inspected for any deficiencies that may cause problems during the fall/winter months. These problem areas will be temporarily patched up to prevent leaks as much as possible.
- The repairs on 9061 Moorside have begun. These repairs are related to water damage in the unit from a roof leak that occurred in the past.
- The council has discussed various options of net covers for the dryer vents. Our goal is to install protective cage on the outside opening of the vents to prevent small rodents and wildlife from entering them.
- Following Ron's request for the residence to report an occurrence of fogged windows, we are obtaining quotes to have this problem resolved. Ron will contact the owners that reported this problem and work with them individually to arrange for the appropriate time to have the windows replaced/repared.
- We are also obtaining a quote to have some entrance doors repainted for those that reported paint peeling on the front doors.

2.) LANDSCAPING

- On the recommendation of the pest control company, the landscaping company is trimming bushes and plants too close to the building envelope even more to eliminate an easy access for the rodents to enter the residences.

3) TREASURER/FINANCE

- Council is preparing a new budget for year 2010/2011 and we have discussed in more detail the strata financial needs in various areas of the budget.

4) OTHER BUSINESS

- The council has hired Poulin's Pest Control to remedy the rats and mouse sittings at Mountaingate. The pest control company has installed 20 exterior bait stations, and mouse/rat traps in the electrical storage rooms. These traps are monitored bi-weekly for the month of October and November and then once per month until September 2011.
- Meeting adjourned at 8:00 pm. The next meeting will be held October 8, 2010 at 6:30 PM

Shanna Burgess, Treasurer

Andrew Boden, Interim Strata
Chair/Landscaping Liaison