

MINUTES OF THE MEETING OF
STRATA COUNCIL
STRATA PLAN NW 2040

*HELD AT 9045 MOORSIDE PLACE, BURNABY, BC
November 25, 2010*

COUNCIL IN ATTENDANCE

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

CALL TO ORDER

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

Although the Council members met on October 8, 2010, this meeting was focused solely for preparation for the AGM meeting therefore there were no minutes taken. The focus of the meeting was on finalizing the presentation for the AGM meeting (October 27, 2010) and insuring that the information was complete and accurate.

1) MAINTENANCE

- Following repairs have been completed. This is a summary:
 1. **9285 Braemoor** – rotten corner below chimney/ant infestation: bottom plate, studs, insulation, some plywood sheeting, and siding replaced. Fortunately we caught this before the vapour barrier and interior drywall were affected. The treated vertical strips on the tarpaper create the 'rain screen' design of air-space between the sheeting plywood and the siding. The repaired area stops at the edge of the patio door with a short vertical white strip above the top right corner of the door.
 2. **9265 Braemoor** - siding + deck repair with hardie board rain screen: bottom plate, studs, insulation, vapour barrier, drywall, plywood sheeting, and patio join to the building all had to be replaced.

3. **9061 Moorside** – major water damage from the roof leak: new chimney box design with the 'hardie board' overlap design was used. This material is fibrous cement composite which is water, flame and insect resistant. We re-did the complete rear of the unit. As well the area where the roof meets the chimney enclosure is properly prepared for the roofers when they come.
- All gutters are yet to be cleaned as we are having very rainy season and are awaiting dryer weather so the work can be completed.
 - The winterization of roof has been completed. Small repairs were performed on areas where we anticipated possible leaks. The work was very minimal and only extremely damaged areas were patched up as the roof will be replaced in the spring/early summer.
 - All fogged windows will be replaced in the late spring when the weather is warmer.
 - The sign lights for all three Mountaingate complexes were replaced. The Ridgemoor complex had the light and protection box replaced. The lights at the Moorside and Braemoor signs were replaced and the boxes will be replaced shortly.

2.) LANDSCAPING

- In the spring time the arborist will trim trees around the complex that need maintenance.
- Mulch will be delivered for common areas in the spring time.

3) TREASURER/FINANCE

- An e-mail to be sent to owners to remind them to drop off their maintenance cheques for 2010/2011 as not all cheques were collected during the AGM meeting.

4) OTHER BUSINESS

- Meeting adjourned at 8:00 PM. The next meeting will be on January 20, 2011 at 6:30 PM

Shanna Burgess, Treasurer

Andrew Boden, Strata Chair

