

MINUTES OF THE MEETING OF
STRATA COUNCIL
STRATA PLAN NW 2040

*HELD AT 9145 RIDGEMOOR PLACE, BURNABY, BC
June 23, 2011*

COUNCIL IN ATTENDANCE

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

CALL TO ORDER

Meeting was called to order by Strata Chair at 6:30 PM.

The minutes of the Strata Council held on May 12, 2011 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 May 12, 2011 as circulated. CARRIED.

1) GENERAL

- Owners of 9069 Moorside have requested an exemption enabling them to rent their unit for the period of one (1) year effective August 1, 2011 should they be unable to sell it. Strata bylaw for Mountaingate allows only three units to be rented at any given time; however Strata council has agreed to make the exemption due to the owner's special circumstances.

2) MAINTENANCE

- Ron is finalizing the legal contract with the Pacific Shores Roofing company before the work on the roof can begin. Contract will be written for each building in the Mountaingate community for the total of nine (9) contracts. We estimate that the roof replacement will begin around middle of July. More detailed e-mail will be sent to all residents in regards to this project shortly specifically the color specifications and timing.

- The power washing of the parking stalls and common areas as well as certain patios have been completed. Although the job was not perfectly executed, it took care of the areas of concern and we saved a lot of money on this project.
- Window washing will be done after the re-roofing of all Mountaingate buildings is completed. We are now obtaining quotes from various companies which the strata members will review.
- Water leak was investigated at 9155 Ridgemoor which was repaired by Attila at the cost of \$196.00.
- We have more drainage flushing scheduled for later in the year. Approximate cost is estimated at \$1,000 / building but after one drainage that was repaired in May, it was determined this has to be taken care of as soon as our budget allows for it.

3.) LANDSCAPING

- We are working with the landscaping company to trim various trees in the Mountaingate complex to prevent damage to the building envelope and roof.

4.) TREASURER/FINANCE

- Financial statements for March and April 2011 were reviewed by the council members and found to be in order.

5) OTHER BUSINESS

- Meeting adjourned at 8:15 PM. The next meeting will be on July 21, 2011 at 6:30 PM.

Shanna Burgess, Treasurer

Andrew Boden, Strata Chair