

MINUTES OF THE MEETING OF
STRATA COUNCIL
STRATA PLAN NW 2040

*HELD AT 9145 RIDGEMOOR PLACE, BURNABY, BC
August 8, 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 6:35 PM.

The minutes of the Strata Council held on June 23, 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.

The next meeting was originally scheduled for July 21, 2011 but was postponed and rescheduled to August 8, 2011.

1) GENERAL

- We have now finalized the roofing contracts with the Pacific Shores Roofing company. The replacement of roofs has begun on July 31, 2011 with the estimated completion by end of September, 2011. We will be closely monitoring this project and the crew to ensure that work is performed to the highest workmanship standard and compliance.
- We have received our insurance appraisal for the Mountaingate property and the appraisal is as follows:
Last year value - \$7,440,600.00
This year value - **\$7,748,700.00**

2) MAINTENANCE

- Attila has commenced the repairs of rotten sills and sidings on residences where the damage was most critical. The residences with addresses below have been repaired thus far:

9053 Moorside

9085 Moorside

9073 Moorside

9215 Braemoor

*Additional residences will be completed in the near future.

- Window washing will be scheduled to follow after the re-roofing of all Mountaingate buildings is completed. We have now selected the company to execute this project after reviewing multiple quotes.
- There were no major problems found during most recent carport inspection. A few minor issues needed to be addressed such as proper storage of bikes and removal of non-approved items from carports and/or back patios. Where required, the notices were sent to owners and the issue was addressed and corrected.

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 May and June 2011 were reviewed by the council members and found to be in order.

5) OTHER BUSINESS

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

Shanna Burgess, Treasurer

Andrew Boden, Strata Chair