

MINUTES OF THE MEETING OF
STRATA COUNCIL
STRATA PLAN NW 2040

*HELD AT 9045 MOORSIDE PLACE, BURNABY, BC
May 10, 2012*

COUNCIL IN ATTENDANCE

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

CALL TO ORDER

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

The minutes of the Strata Council held on April 12, 2012 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 April 12, 2012 as circulated. CARRIED.

1) GENERAL

- The Council members are considering sending a reminder e-mail to all owners to encourage them to volunteer on council as two members will be leaving after this year's AGM and will need to be replaced. There is a concern that with not having enough council members we might have to consider hiring a strata management company to oversee some of these responsibilities.
- For the next fiscal year the council would like to gather license plates of all vehicles parked on the property or belonging to the owners of Mountaingate community to ensure that only vehicles with Mountaingate stickers are parked on the property.

2) MAINTENANCE

- Owner of 9277 Braemoor has asked for permission to have Attila build a storage unit in his carport. The storage unit will be built to strata rules and specifications and permission has been given.
- There has been increased activity of raccoons and wild life in general on our property. Not leaving food outside or bird feeders around the property is critical as these attract wild life. Council members gathered information from multiple sources about wild life and how to prevent them from building dens on our decks and patios. This information was passed on to owners who had raccoons around their property as well as all residents as a preventative step.
- Council members are reviewing various quotes and samples of materials for the back privacy fences that need to be repaired or replaced. We are compiling quotes from different companies and discussing the project overall to determine the best solution that is cost effective as well as low on maintenance.
- To assist everyone with carport cleanup we are organizing a community trash pick up so the owners can dispose of unwanted items. Particulars of the pick up will be communicated to the community via e-mail.
- The windows on Ridgemoor buildings got dirty when the roof was replaced. The windows will be cleaned in the spring of 2013 when the windows of the entire property are cleaned.
- We have asked Attila to identify next three properties that require sill plates to be repaired. We have repaired four this far and need to fix 3 more this fiscal year.
- The council members continue to discuss the project of stair and front railings replacement. Detailed presentation will be done during the AGM. This is going to be a 2013 fiscal year project.

3.) LANDSCAPING

- Trees that were too close to the buildings and in danger of damaging the siding were pruned or removed.
- We discussed the upkeep of the flower boxes at each entrance including the watering.

4.) TREASURER/FINANCE

- Financial statements for March 2012 were reviewed by the council members and found to be in order.

5) OTHER BUSINESS

- Meeting adjourned at 8:45 PM. The next meeting will be on July 17, 2012 at 6:30 PM.

Shanna Burgess, Treasurer

Inga Zvolanekova, Strata Chair