

MINUTES OF THE MEETING OF  
STRATA COUNCIL  
STRATA PLAN NW 2040

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*HELD AT 9045 MOORSIDE PLACE, BURNABY, BC  
July 17, 2012*

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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 6:30 PM.

The minutes of the Strata Council held on May 10, 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 May 10, 2012 as circulated. CARRIED.

1) GENERAL

- The Council members discussed the possibility of installing no-parking signs on the property to prevent parking of non-residents on the property and in the fire lanes. We have decided against them at this time but a short reminder of the parking rules at Mountaingate will be sent out.
- The Council will be requiring new members for 2013 fiscal year as two current members will be leaving as of October 2012. Should we be unable to find volunteers to join the council we have started looking at multiple Management companies and their costs, as an alternative. However this is not our preferred choice as it would represent a significant increase in maintenance fees and diminished owner control of Strata affairs.

## 2) MAINTENANCE

- We have now delegated a roofing company to complete the chimney pans on four last buildings; two buildings on Ridgemoor, one on Moorside and one on Braemoor. Attila will prepare the chimney boxes for pan installation, pans will be fabricated to exact measurements and the roofing company will install them. We expect this work to be completed by middle of August. This will conclude all of the roof work on all Mountaingate buildings.
- Front doors, both main entrance and the carport ones will be either repainted or touched up if the need is present. The Council has sorted the doors requiring work into three categories depending on severity of chips and scratches. Painting Contractors Corp. has been assigned to this task and the job will be done in mid August or beginning of September depending on the painter's availability. All owners whose doors are to be painted will be notified by Carolyn and advised of the painting schedule and the requirements for the task.
- Following addresses require sill plate repair work: 9040, 9045 & 9074 Moorside, 9125 and 9150 Ridgemoor. This repair work is scheduled to be completed by end of October and all repairs will be done by Attila. Each owner will be advised when their unit will be worked on. Four locations have been already completed and with these listed above; this task will also be finalized.
- Attila was asked to inspect all decks and report what has to be repaired on each one. All nine decks will be repaired addressing the ones with most damage first continuing the work until they are all fixed. The decks will have structural repairs done where required, will be waterproofed and new aluminum railings will be installed. Upon detailed investigation of the decks it was determined that repainting the decks as originally planned would not suffice as these decks require more substantial repairs and painting would only be a temporary solution. An e-mail with more details explaining the extent of work on the decks will be sent shortly.
- We are now finalizing all necessary components necessary to replace the lattice privacy fences. We are examining two options for the fencing, either vinyl or stained cedar panels. We are working with Attila to identify if existing posts can be reused how many would need to be replaced. This is going to be done in stages as the project is large in scope and cost.
- All four Mountaingate signs will be repainted. We have assigned this job to Painting Contractors Corp. and it should be completed sometime in September.

- For 2013 fiscal year we are planning to replace all stairs and front railings. The Council members are preparing a presentation for the AGM meeting which will detail complete scope of work, materials involved as well as all related costs.

### 3.) LANDSCAPING

- Some more trees still require trimming around the buildings and the work is scheduled for middle of August.

### 4.) TREASURER/FINANCE

- Financial statements for April and May 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 August 14, 2012 at 6:30 PM.

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Shanna Burgess, Treasurer

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Inga Zvolanekova, Strata Chair