

MINUTES OF THE MEETING OF
STRATA COUNCIL
STRATA PLAN NW 2040

*HELD AT 9045 MOORSIDE PLACE, BURNABY, BC
August 14, 2012*

COUNCIL IN ATTENDANCE

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

CALL TO ORDER

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

The minutes of the Strata Council held on July 17, 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 July 17, 2012 as circulated. CARRIED.

1) GENERAL

- The Council members have begun preparing for the AGM meeting scheduled for October 24, 2012.
- We have new members joining council officially after the AGM and they will be introduced at the meeting. The position of secretary and the member-at-large have been filled. The position of treasurer is still open for fiscal year 2013. Thank you to those who offered to help during our next fiscal year and hopefully beyond.

2) MAINTENANCE

- Sill plate repair work has been completed on following addresses/units: 9040, 9045 & 9081 Moorside, 9125 and 9150 Ridgemoor. There are at least two other locations that require this work and Attila will investigate if there are more.
- We have begun repair work on the decks. Four decks were structurally repaired. The railings have been ordered and are currently being manufactured. The installation of the railings is scheduled for the end of September. We are going to continue repairs on the balance of the decks as soon as Attila returns from his annual vacation on September 17. We will complete as many decks as possible before it gets to cold. Our goal is to complete them all as quickly as possible.
- Replacement of back fences will be discussed during the AGM meeting. We have determined that only 20 posts out of 110 on the property are rotten and need to be replaced therefore we are examining the possibility of keeping them (replace only those necessary) and install new cedar stained panels with minimal disturbance to gardens and existing plants. The cost and schedule of this project will be discussed in more detail during the AGM as we the council would welcome input from all owners.
- Touch ups on all identified doors have been completed. We have 12 doors left to be fully repainted which is scheduled for end of September. Owners will be notified closer to the actual date so appropriate arrangements can be made by everyone.
- For 2013 fiscal year the council is planning to present a plan to replace front stairs and railings in all three complexes. Since this project is large, it cannot be completed using the maintenance budget only. The council will present a special assessment to owners to discuss and vote on during the AGM meeting.
- All four Mountaingate signs have now been repainted.
- Small repairs and upkeep have been done around the complex such as: the light bulbs in the spot lights that illuminate the entrance signs were replaced, the downspout at 9140 Ridgemoor was repaired, and sidewalk along the bridges where the cements is uneven was painted yellow to indicate caution.

3.) LANDSCAPING

- Some trees around the property will be trimmed by the arborist to prevent possible damage to the building envelope. This task has been pushed to September.

4.) TREASURER/FINANCE

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

5) OTHER BUSINESS

- Meeting adjourned at 9:00 PM. The next meeting will be on September 26, 2012 at 6:30 PM.

Shanna Burgess, Treasurer

Inga Zvolanekova, Strata Chair