

MINUTES OF THE MEETING OF
STRATA COUNCIL
STRATA PLAN NW 2040

*HELD AT 9120 RIDGEMOOR PLACE, BURNABY, BC
December 5, 2012*

COUNCIL IN ATTENDANCE

Inga Zvolanekova	Strata Chair
Andrew Boden	Landscaping Liaison
Ron Brimacombe	Maintenance
Shanna Burgess	Treasurer
Derek Martinig	Secretary
Stephanie Salbach	Member-at-large (Absent)

CALL TO ORDER

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

1) GENERAL

- The council welcomed the newest strata member, Derek Martinig, and reviewed the duties of his position.
- Carport inspections were conducted on Sunday, December 2nd. Owners found not in compliance will be contacted shortly by the Strata Chair.

2) MAINTENANCE

- A water main leak has been identified on Moorside Place impacting the water inflow to one entire building. The leak was discovered prior to significant damage being caused to any of the residences; however, the problem needs to be addressed readily. The cause of the leak was inspected by three different contractors and it was determined that repairs were not possible due to the condition of the water lines and that a complete replacement would be required. Quotes from all three contractors

were reviewed and it was decided that Drainmaster will complete the required work. It was also brought to the attention of the council that this water leak problem is quite common in Forrest Grove Area due to the age of the buildings and their respective piping. Council is now investigating the cost to complete the replacement of all the inflow water piping in the complex to prevent further and more significant leaks. Additional information was sent to all owners on this issue.

- Council contacted three separate experts (two engineering firms and an independent contractor) regarding deck inspections. From the discussions with the experts, council has decided that deck inspections will not be conducted at this time. All experts are in agreement that permits were not required for the work performed, the work conducted meets the pre-existing building code which is permitted for the type of work conducted. Current building code refers to the size and depth of the support beam in the foundation and the weight distribution on the decks. Neither aspect of existing decks was altered through the renovations performed. Any comprehensive inspections would require substantial and unnecessary dismantling of the already completed decks. All decks are now complete and fully warranted.
- The Burnaby Fire Department was contacted regarding the networking of alarms within our buildings. At this time, we are not required to meet the current building code requiring the networking of fire alarms; however, the Fire Department does recommend that all units regularly test their fire and smoke detectors and that external fire extinguishers be installed around the complex. Council will review the practicality of installing external fire extinguishers around the complex.
- Due to a deteriorating furnace vent cap on one unit's roof, water leaked into and caused extensive damage to the owner's furnace and hot water tank. All the furnace vent caps have since been replaced and council has been invoiced for the repairs to the affected unit.
- Council discussed the unauthorized repairs completed on the external structure of one building on Moorside Place. The repairs were performed without the permission of the council and the owner could not provide sufficient documentation/description of the repairs completed. Owner will be advised that Attila will have to conduct an inspection of the work and perform any necessary repairs if applicable. The owner will be billed for the inspection and any additional repairs.
- Foggy windows have been identified in two units thus far and brought to the attention of Council. The council will conduct an assessment to see how many windows are affected throughout the complex and investigate window replacement or de-fogging options.
- Due to the high probability of future water piping issues, council is re-evaluating the proposed special assessment for stairs, railing and privacy fence replacement. Council is still planning to call a special meeting in the spring of 2013 but is currently

working on a variety of financing options. Owners will be provided with an information package prior to the meeting with all the pertinent details.

3.) LANDSCAPING

- New bulbs were planted in the boxes on Moorside and Ridgemoor. Bulbs will be planted in the Braemoor box when the weather permits.
- Damage to the creek bank was identified behind one unit on Braemoor. This damage is originally thought to be extensive erosion but was determined to be the result of the owner's dog. The owner has been contacted, but no decision has been made on how the damage will be repaired. A member of Council will follow up with the owner on this issue.

4.) TREASURER/FINANCE

- Financial statements for September and October 2012 were reviewed by the council members and found to be in order.
- Council is still waiting for maintenance cheques from the owners of two units.
- There is one invoice still outstanding from Attila; however, the invoice seems to be similar in scope to another invoice. This matter will be brought to the attention of Attila.
- Council has reviewed all current spending and due to multiple projects done this summer, we are approximately 10% over our maintenance budget. All executed work was necessary and contributed to the overall improvement of the complex. We are planning to propose a plan to remedy this situation prior to our special meeting mentioned above.

5) OTHER BUSINESS

- Meeting adjourned at 9:00 PM. The next meeting will be held in early January 2013.

Shanna Burgess, Treasurer

Inga Zvolanekova, Strata Chair