

MINUTES OF THE MEETING OF
STRATA COUNCIL
STRATA PLAN NW 2040

*HELD AT 9045 MOORSIDE PLACE, BURNABY, BC
February 13, 2013*

COUNCIL IN ATTENDANCE

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

CALL TO ORDER

Meeting was called to order by Strata Chair at 6:30 PM.

1) GENERAL

- Council is proposing March 27th as the date of the "Special General Meeting" to discuss alternatives for stair, railing and fence replacements and future projects. All owners will be sent a reminder email and a complete package on or before March 13th. Date to be reconfirmed based on room availability at the Forest Grove School.

2) MAINTENANCE

- The water main leak on Moorside Place has now been completely repaired. Drainmaster completed all repairs as discussed and returned to re-pour the waterline access cover after the initial concrete was not completed to the satisfaction of the owners and strata. Drainmaster will return in the Spring to pressure wash; minimizing the color variation between the old and new concrete. Four shut off keys (2 long and 2 short) will also be provided to strata for distribution in the event of an emergency shut-off.

- Drainmaster provided pictures of the existing piping and repairs upon completion of the work. After reviewing the pictures and the physical condition of the two types of piping, the most likely point of failure would be the copper piping connecting the city line to the plastic unit lines. The plastic lines running into each building are all still in good condition and pose little risk of failure. Council has decided that instead of immediately replacing all the piping, it will address them on an as needed basis as there is little risk of any unit damage from leaks. In addition, a portion of maintenance fees will also be earmarked for "pipe repairs" to address any future problems.
- A number of missing attic vents have been identified on one building since the completion of the roofing project. The roofing contract has been reviewed and the contractor is required to ensure each building has at least eight vents. Council is in the process of contacting the contractor to ensure that the vents are installed in accordance to the contract terms and that no suite damage occurs.
- Council revisited the outstanding issue of the unauthorized repairs to the external structure of one building on Moorside Place. To ensure that the repairs were performed to the satisfaction of the Council, an inspection will be conducted and billed to the suite owner. The inspection will be scheduled for the spring when the weather improves. Correction of any identified deficiencies will also be billed directly to the property owner.
- Council surveyed all owners to determine the number of foggy windows within the complex. Able Glass will be brought in to inspect the identified windows and replace any that are deemed in need of replacement. The inspections will be conducted in April with the effected owners being contacted individually to set-up inspection times and dates.
- Alternatives to replacing the stairs, railings and backyard fences were discussed briefly in preparation for the March "Special General Meeting". Attila has provided Council with a quote of \$7500 to repaint the stairs and \$2500 to repair those stairs that are damaged or rotten. It was unclear from the quote if the cost for repainting the stairs also includes the railings. Neither of these quotes includes any work to the backyard fences/lattices.
- The last of the replacement light bulbs have been used for the lamp posts around the complex. Ron has identified a new supplier and will proceed with purchasing a number of replacement bulbs.

3.) LANDSCAPING

- The lawn around the complex was aerated in early February. Council briefly discussed the green space between Moorside and Ridgemoor which continues to

degrade. Andrew will discuss grass retention options with the landscaper for the upcoming Spring and Summer months.

- Council was updated on the progress of the creek bank repairs behind the unit on Braemoor. No work has yet to be done by the owner, but they have purchased new soil with the intention of repairing the creek bank when the weather improves.

4.) TREASURER/FINANCE

- Financial statements for November and December 2012 were reviewed by the council members and found to be in order.
- Council has now received maintenance cheques from all owners.

5) OTHER BUSINESS

- Meeting adjourned at 7:50PM. The next meeting will be held on March 6th.

Shanna Burgess, Treasurer

Inga Zvolanekova, Strata Chair