

MINUTES OF THE MEETING OF
STRATA COUNCIL
STRATA PLAN NW 2040

*HELD AT 9045 MOORSIDE PLACE, BURNABY, BC
May 9, 2013*

COUNCIL IN ATTENDANCE

Inga Zvolanekova
Andrew Boden
Ron Brimacombe
Shanna Burgess
Derek Martinig
Stephanie Salbach (Regrets)

Strata Chair
Landscaping Liaison
Maintenance
Treasurer
Secretary
Member-at-large

CALL TO ORDER

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

1) GENERAL

- The Special General Meeting was held on April 3rd. The minutes from the Special General Meeting are currently being transcribed by Andrew and will be available for Strata Council review at the next meeting.

2) MAINTENANCE

- The Strata Council is still seeking quotes from contractors regarding the replacement/repair of the foggy windows identified during the recent complex survey. Able Glass, the original contactor, is no longer responding to questions from the Strata Council and is unwilling to provide additional services. It is Council's intention to obtain a number of quotes and have the window repairs completed in the fall.

- Able Glass has completed the window repairs in the two units that had windows still under warranty. The owners will continue to monitor the repairs and advise Council of continued fogging.
- The need for window cleaning has also been raised by a number of owners. Council is currently obtaining quotes to have the work performed.
- Strata Council reviewed and approved an invoice from Attila for the replacement of the sill plate on a Moorside Place unit. The delay in invoicing was the result of limited access to the inside of the unit.
- Gutter cleaning for the entire complex has been identified as a priority. A number of gutters are now overflowing during significant rain fall due to a build-up of debris. The new gutter systems however make cleaning relatively easy and Attila has been asked to provide a quote to complete the work. Ron will also discuss with the Attila the need to clean the flat parts of roofs as debris also seems to be building up in those areas.
- Ron is investigating a technique to attach a large shade umbrella to the new railings. According to the manufacturer of the railings, any of the following may compromise the integrity of the railing and void warranty:
 - Directly attaching to or screwing into the railing system (e.g. brackets);
 - Hanging or resting large objects against the railing (e.g. planter boxes/hanging baskets).

Ron will update the council on the results of his investigation as there may be a way to attached brackets to the support posts without compromising the railing system.

- Summary of recent completed projects:
 - The missing roof vents on the Ridgemoor building were installed as per the signed agreement between the Strata and the roof contractor.
 - The repairs to the bathrooms and exterior envelop of 9045 Moorside Place were completed by Attila and included: resealing the windows and replacing the damaged siding and rain screens. Upon further investigation, the rain screens were originally installed incorrectly which lead to the water ingress into the bathroom wall.
- Following the approval of the maintenance fee increase at the Special General Meeting, the Council has agreed to take the following action to replace the stairs and railings on each unit:
 - Establish a schedule, over the course of two months, for the work to be completed.
 - Determine an alternative means for mail delivery while units are under construction.
 - Confirm the project cost with the contractors prior to commencing work.

3) LANDSCAPING

- Piper landscaping has reseeded the grass in the area between Moorside and Ridgemoor. Andrew will continue to monitor the degradation of the area.
- The flower boxes will be prepped and planted in the coming weeks. This process will involve removing the existing bulbs and planting new perennials. A request for watering volunteers will be sent out in the weeks to come.
- A tree trimming assessment will be scheduled closer to the end of the summer (August) to determine if any significant pruning is required.

4) TREASURER/FINANCE

- Financial statements were reviewed for both January and February 2013.
- There are still three owners that have not provided maintenance fee cheques following the Special General Meeting. Shanna will contact these owners if not received before the next meeting.
- The building maintenance budget was reviewed in light of the upcoming work to be performed around the complex.

5) OTHER BUSINESS

- Meeting adjourned at 7:57PM. The next meeting is tentatively scheduled for June 11, 2013.

Shanna Burgess, Treasurer

Inga Zvolanekova, Strata Chair