

MINUTES OF THE MEETING OF
STRATA COUNCIL
STRATA PLAN NW 2040

*HELD AT 9088 MOORSIDE PLACE, BURNABY, BC
October 8, 2013*

COUNCIL IN ATTENDANCE

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

CALL TO ORDER

Meeting was called to order by Meeting Chair at 6:40 PM.

1) GENERAL

- The insurance contract has been signed and paid, and will be presented at the AGM for Mountaingate Owners to review.
- Due to delays associated with obtaining proposals and the subsequent work required to select a depreciation report provider and produce a report, council will request that the depreciation report completion be deferred till October 2014. It should be noted that it is still council's intention to complete the report by Spring 2014.

- In preparation for the AGM to be held on October 30, 2013 council has booked Forest Grove Elementary to host the meeting while Andrew has been working diligently to produce the required information package. The package will be distributed to the other council members over the weekend for review and comment, prior to Mountaingate owner distribution on Wednesday, October 16th. Derek has volunteered to print and collate the packages while Shanna and Ron have volunteered to deliver.

2) MAINTENANCE

- The following projects/repairs have been completed over the last month:
 - Atilla has repaired the gutters of four units and cleaned debris from a number of gutters that were noted to be overflowing.
- Stair and Railing Replacement Project Update
 - Due to the length and breadth of steps now required to complete the stair and railing project, council will be seeking quotations from contractors who may be able to better coordinate the project. This will also enable council to establish a more accurate budget/total cost for the job.
- Council passed a motion requiring owners to install drip flashing over and around any new external fixation from their unit (e.g. high efficiency furnace exhaust). The intent of this motion is to maintain the esthetics of the unit while preserving the structural integrity of the building envelope.
- A rodent hole was identified in the ceiling of 9277 Braemoor. Ron will investigate further to determine the entry point and if any required repairs are necessary.

3) LANDSCAPING

- Bulbs were planted in the boxes around the complex.
- Andrew has been in contact with the Strata Council of the Ash Grove complex (the complex that shares the green space behind Moorside and Braemoor) regarding the removal of ivy in the green space. According to the Ash Grove residents, the ivy caused the death of a large tree between our properties which has subsequently fallen down. To prevent further damage to the trees and potential damage to units, the costs associated with the ivy removal may be shared by the two councils.
- A date for the arborist walkthrough of Mountaingate has yet to be established.

4) TREASURER/FINANCE

- Financial statements were reviewed for July, August and September 2013. No issues were identified.
- Shanna has contacted Scotiabank regarding the transfer of signing authority. The bank requires signed minutes from the next AGM before a transfer can occur. Derek will look into this further following the AGM.

5) OTHER BUSINESS

- Meeting adjourned at 8:09PM. The next meeting is tentatively scheduled for the end of November 2013.

Shanna Burgess, Treasurer

Derek Martinig, Secretary