

MINUTES OF THE MEETING OF
STRATA COUNCIL
STRATA PLAN NW 2040

*HELD AT 9088 MOORSIDE PLACE, BURNABY, BC
November 27, 2013*

COUNCIL IN ATTENDANCE

Derek Martinig	Meeting Chair & Treasurer
Ron Brimacombe	Maintenance
Andrew Boden	Landscaping Liason
Lauren Rotzien	Secretary
Graham Giles	Member-at-Large
Stephanie Salbach (Regrets)	Member-at-Large

CALL TO ORDER

Meeting was called to order by Meeting Chair at 6:43.

1) GENERAL

- A number of requests for proposals have been submitted. However, council has received a Depreciation Report proposal from only one reputable company thus far. Council has decided to delay approval of this quote to the new year in the hopes that another company may submit a proposal after their busy season dies down.

2) MAINTENANCE

- Stairs and Railing Replacement Project Update
 - Ron has been in contact with a company that he feels is capable of completing the supply and installation of the stairs and stringers; however, he is still looking for referrals from owners for alternate companies that may be able to provide a quote.
- The following projects/repairs have been completed over the last month or will be completed soon:
 - Minor leak in Braemoor carport. Attila to fix once we have a consistent period of rain to help determine source of leak.
 - Damage to bridge on Moorside was fixed
 - Attila to fix all identified squeaky sliding doors.
 - Vent replaced in Moorside carport.

- Drip flashings will be installed in the dryer summer months for units on Moorside where new venting has been added. (Refer to previous meeting minutes for Strata Council decision regarding modifications to building envelope (e.g. HVAC exhaust venting)). Caulking around the new vents is sufficient at this time.
- Reminders
 - A carport inspection will be scheduled in December.
 - Canada Post has left warning notices regarding slippery stairs the past couple weeks. Ice melt can be found in the carports of 9120 Ridgemoor, 9085 Moorside and 9277 Braemoor.
 - If any owner needs to modify the exterior of their building, a written request needs to be made to strata prior to any work being done. This includes new furnaces, exhaust fans, central vacuums.

3) LANDSCAPING

- Ivy is becoming an issue between mountaingate and Ash Grove complexes. Andrew will investigate options with the Landscaping company.
- City of Burnaby recycling contract has been re-signed.
- Trees on Braemoor possibly blocking city lighting. Andrew is discussing with the city as to who is responsible for trimming them.
- Piper landscaping on hiatus over the winter months with work to resume in February.

4) TREASURER / FINANCE

- Council is still in the process of transferring financial responsibilities over to new treasurer, thus the delay in maintenance fee deposit.

5) OTHER BUSINESS

Meeting adjourned at 7:40PM. The next meeting is tentatively scheduled for Jan 8, 2014.

Derek Martinig, Treasurer

Andrew Boden, Landscape Liason