

MINUTES OF THE MEETING OF
STRATA COUNCIL
STRATA PLAN NW 2040

*HELD AT 9120 RIDGEMOOR PLACE, BURNABY, BC
January 8, 2014*

COUNCIL IN ATTENDANCE

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

CALL TO ORDER

Meeting was called to order by Meeting Chair at 7:00.

1) GENERAL

- Council has requested depreciation report proposals from four firms and to date have only received two responses. Of the two proposals received, the the one from Morrison & Hershfield is far more comprehensive and includes all the recommendations outlined by the Condominium Home Owners Association of BC (CHOA). Derek will follow up with Morrison and Hershfield to determine the next steps in the process.
- Council has identified a number of changes to the Strata rules and bylaws that require updating. In a number of cases, the updates have already been approved by the owners at previous annual general meetings. Derek reviewed the process for updating/revising both bylaws and strata rules with the council and distributed copies of both to all members. Council plans to have a revised copy ready for distribution prior to the new annual general meeting.
- The members are attempting to define and document their respective position descriptions on the strata council in an attempt to clarify the roles and responsibilities.

2) MAINTENANCE

- Stairs and Railing Replacement Project Update
 - Ron has met with representatives from Centra to begin the process of obtaining a quote for both the stairs and the railings. Centra has been instructed to provide council with a variety of options for both the stairs and railings based on what was approved at the Annual General Meeting.
 - A small committee has been formed by those owners interested in being involved in the decision making process.
 - Council is hoping to have a special AGM towards the end of April once all details are in place. The special AGM date will also be dependent on receiving the depreciation report.
- A carport inspection has been scheduled for January.
- Council is in the process of developing a "Request for Permission" form to document all requests that involve going through the external envelope of a building (e.g. furnace or bathroom exhaust).
- Light bulbs have been replaced around the complex.
- Ron to follow up on small leak in Braemoor carport now that the weather is consistently rainy.

3) LANDSCAPING

- In regards to the ivy issue between Moorside and the townhouse complex to the North, Andrew will confirm with Piper Landscaping the impact of pulling the ivy rather than just cutting the roots.
- Andrew is in the process of booking a tree inspection.
- There is concern regarding a couple trees on Ridemoor that are blocking street lamps and who is responsible for trimming them. In the past, the City of Burnaby has taken responsibility for these trees but seem to have changed their mind recently. Andrew is following up with the City on the issue.
- Piper Landscaping continues to be on hiatus over the winter months.

4) TREASURER / FINANCE

- Council has received signing authority and all members are up to date with strata fees.

5) OTHER BUSINESS

Meeting adjourned at 7:50PM. The next meeting is tentatively scheduled for Feb 12, 2014.

Derek Martinig, Treasurer

Andrew Boden, Landscape Liason