

MINUTES OF THE MEETING OF
STRATA COUNCIL
STRATA PLAN NW 2040

*HELD AT 9120 RIDGEMOOR PLACE, BURNABY, BC
March 26, 2014*

COUNCIL IN ATTENDANCE

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

CALL TO ORDER

Meeting was called to order by Meeting Chair at 6:45pm.

1) GENERAL

- Council was updated with regards to the depreciation report progress by Derek. The City of Burnaby was contacted to determine if our building plans were still on record and council was informed that they were but due to the age of the files, they were grouped together with all complexes in our area and stored on microfiche. Graham was able to sort through the files and got a digital copy of the plans that was provided to the Morrison Hershfield. In addition, Morrison Hershfield contacted Derek to request a second site inspection. Ron has volunteered to take their representative around the complex the week following the meeting.
- The council position descriptions are still being worked on.
- Council has recently received a couple of complaints regarding Christmas lights remaining on units well past the holiday season. Council discussed the issue and was in agreement that Christmas lights must be removed when not in season. Andrew agreed to draft a new Strata Rule to be reviewed at the next meeting.
- Council members were provided with information regarding upcoming Condominium Home Owners Association (CHOA) info sessions and the Annual General Meeting.

2) MAINTENANCE

- Stairs and Railing Replacement Project Update
 - Centra has provided Council with a quotation for the stair and railing replacement project. Centra has also indicated that they would be willing to provide a mock-up of the new set-up. Ron will attempt to establish a timeline for this display.
- A number of owners have indicated that the door paint applied less than a year ago is already starting to peel. Stephanie has volunteered to contact the painting contractor in order to reassess the problem areas.
- The following repairs have been completed over the last month:
 - A rotten stair tread was replaced at 9066 Moorside Place

3) LANDSCAPING

- Andrew was recently informed that a tree came down behind 9045 Moorside Place. Andrew was able to remove the fallen tree without any damage to the building. A fallen tree was also removed from Braemoor Place. Both of these trees were in addition to what was identified by the arborist.
- Andrew will also revisit possible solutions to the deteriorating green space between Moorside and Ridgemoor. There appears to be a significant drainage issue preventing grass to grow in the area.

4) TREASURER / FINANCE

- The financial statement from January 2014 was presented to the council for review. No discrepancies were identified.

5) OTHER BUSINESS

Meeting adjourned at 7:50PM. The next meeting is tentatively scheduled for April 23, 2014.

Derek Martinig, Treasurer

Andrew Boden, Landscape Liason