

MINUTES OF THE MEETING OF  
STRATA COUNCIL  
STRATA PLAN NW 2040

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*HELD AT 9088 MOORSIDE PLACE, BURNABY, BC  
May 1, 2014*

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COUNCIL IN ATTENDANCE

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

CALL TO ORDER

Meeting was called to order by Meeting Chair at 7:15 pm.

1) GENERAL

- The council position descriptions are still a work in progress.
- The following change to the Strata Rules has been approved:
  - 3. Exterior Appearance
    - h. All exterior Christmas decorations, including strings of lights, shall be removed from the exterior of strata units by February 15 of the following year and stored in keeping with these rules until the next Christmas season.
- Based on owner feedback following a recent "carport inspection", Lauren will be reviewing the carport and back yard storage rules for possible amendments.
- The Building Envelope Modification Form has been approved and will be distributed to owners shortly. This form must be completed in the event any changes to the building envelope are to occur.

## 2) Maintenance

- A draft of the Depreciation Report has been received by the Strata Council and is currently being reviewed. As part of finalizing the report, the council will present suggested amendments to the report prior to having a representative from Morrison and Hershfield attend a strata council meeting.
- The stair replacement project is still a work in progress. Strata is currently waiting on railing samples before proceeding with a signed agreement. Centra has confirmed that work can commence in August as planned.
- The following repairs have been completed over the last month:
  - 9265 Braemoor- bottom tread of stairs was replaced
  - 9046 Moorside- patio door tuned up
  - 9081 Moorside- overflowing gutters at the rear of the unit were cleaned along with the gutters of the three other units in the building
- Strata has contacted the painting contractor regarding the peeling doors and is now waiting for better weather to start the repairs. The contractor has agreed that these repairs will be covered under warranty.

## 3) Landscaping

- There is an issue with the roots lifting the concrete near the entrance to Moorside. Andrew will consult with the arborist to investigate the structural integrity of the offending tree if the roots are to be removed.
- Al's Tree And Garden Service has completed the tree removal and pruning around the complex. Since the original walk-through, a broken tree between Moorside and Ridgemoor has been identified. Andrew will follow-up with Al regarding its removal.

## 4) Treasurer / Finance

- Maintenance fee shortfall cheques are still due from eight owners.
- The financial statement from February and March 2014 were presented to the council for review. No discrepancies were identified.

5) Other business

Meeting adjourned at 8:30 PM. The next meeting is tentatively scheduled for May 28, 2014 at 9088 Moorside Place.

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Derek Martinig, Treasurer

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Andrew Boden, Landscape Liason