

MINUTES OF THE MEETING OF
STRATA COUNCIL
STRATA PLAN NW 2040

*HELD AT 9088 MOORSIDE PLACE, BURNABY, BC
July 2nd, 2014*

COUNCIL IN ATTENDANCE

Derek Martinig	Meeting Chair & Treasurer
Ron Brimacombe	Maintenance Liaison
Andrew Boden	Landscaping Liaison
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 6:40 pm.

1) GENERAL

- Morrison and Hershfield submitted a second “draft” depreciation report for council to review; incorporating the comments and suggestions from the previous strata council meeting. Council was in agreement that the changes made were acceptable and that the report can be finalized. Morrison and Hershfield has indicated that the final report will be ready in two weeks’ time.
- The council position descriptions are still a work in progress.
- Council is in the process of establishing the next date for the carport/back patio inspection.
- Discussion was had regarding a potential amendment to the Strata Bylaws which would clearly indicate which strata council members have “Signing Authority” for the purposes of bill payments and contract approval. As part of the treasurer position change last year, the signing authority at the bank needed to be transferred. During this process, it was brought to the attention of the Council that our current bylaws do not clearly indicate which Strata Council members have this authority and that changes should be made to expedite the process in

the future. Ron has volunteered to contact CHOA and see if they have any suggestions as to appropriate bylaw language.

- Discussion was also had regarding the possibility of establishing and enforcing a speed limit within the private lanes in our complex. The City of Burnaby was contacted and they have indicated that because the lanes are private property, we are permitted to establish a speed limit. Ron has volunteered to discuss the process with CHOA.

2) MAINTENANCE

- Stairs/Railings contract has been signed and the deposit paid. Attila has provided a quote for final touchups resulting from the removal of the existing stairs; this work is not included in Centra's contract. The start date is still dependent on City of Burnaby permit process; however, Centra has provided assurance that work will commence in August.
- More foggy windows have been reported in the complex; most likely the result of the significant increase in temperature. Stephanie has volunteered to conduct an owner's survey to determine the extent of the problem before contacting the window company.
- Stephanie will look into obtaining quotes for window washing this summer.
- Ron to follow up with Attila to determine if re-anchoring of fencing panel on Moorside (roadway) bridge is necessary.
- Completed projects:
 - Gutter cleaning and minor roof repairs on 9145 Ridgemoor Place
 - Carport / Front door painting of peeling doors was completed on Moorside and Braemoor units. This work was under warranty.

3) LANDSCAPING

- Andrew is waiting to hear back from the arborist regarding the parking spot nearest to the road on Moorside. The large roots from an adjacent tree have caused the problem; however, there is concern that cutting the roots may result in tree instability.
- A call for volunteers to water the planter boxes during the summer was sent out by Andrew. No responses have been received prior to the meeting.

4) TREASURER / FINANCE

- All maintenance fee shortfall cheques have now been received.
- The financial statements from May 2014 were presented to the council for review. No discrepancies were identified.

5) Other business

Meeting adjourned at 8:00 pm. The next meeting is tentatively scheduled for August 20 at 9120 Ridgemoor Place.

Derek Martinig, Treasurer

Andrew Boden, Landscape Liaison