

MINUTES OF THE MEETING OF  
STRATA COUNCIL  
STRATA PLAN NW 2040

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*HELD AT 9120 RIDGEMOOR PLACE, BURNABY, BC  
August 27<sup>th</sup>, 2014*

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COUNCIL IN ATTENDANCE

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

CALL TO ORDER

Meeting was called to order by Meeting Chair at 6:40 pm.

1) GENERAL

- The council position descriptions are still a work in progress. A final deadline for completion has been set for the next strata meeting (end of September).
- The results from the carport inspection completed on August 5, 2014 were presented to the council members in attendance and letters will be distributed to those owners with deficiencies. Letters will be sent by email attachment instead of being delivered by mail.
- A tentative date for the Annual General Meeting was agreed upon for Thursday, October 23<sup>rd</sup>. Council will begin the process of booking a meeting room and preparing the required documents for distribution prior to the meeting. Of note, if the teacher's strike is still in effect Council will need to identify other possible locations for the meeting as Forest Grove Elementary may not be available.
- Council is looking to CHOA to provide feedback on a strata bylaw change regarding signing authority; specifically as it relates to the requirements of financial institutions. Ron has attempted to contact a CHOA representative on

multiple occasions and has yet to be provided with any constructive feedback. Council will continue to work on this issue.

- A request to amend the strata rules governing carport storage areas was received and reviewed by council. The request involved changing the type and color of doors from a single white door to double blue-siding colored doors.

**Action:** *To maintain the consistent look of the other storage areas within the complex, a motion to amend the strata rules was not put forward.*

## 2) MAINTENANCE

- Centra has applied for the necessary building permits on behalf of the strata council with an expected start date of three weeks (mid-September). On several occasions, Ron has voiced his concern to Centra regarding the delays we have experienced. As a result, Centra has now dedicated a project manager to overlook our Stair and Railing project.
- Stephanie conducted a survey of foggy windows in the complex and has since arranged for Accurate Glass to come and measure for replacements. Accurate Glass was on-site on August 27<sup>th</sup> to complete the measurements and will provide a quotation to complete the work.
- The window washing of the complex was completed on August 16<sup>th</sup> by First Class Window Cleaning. After a miscommunication on behalf of the company, the cleaners returned a couple days later to clean the windows on Braemoor Place.
- Ron discussed the removal of the moss/algae from the siding of the buildings with Attila and was advised to not proceed until the complex painting is to commence. The cleaning of the algae could result in unnecessary damage to the cedar siding and based on the amount of shade in our complex, may need to be done repeatedly for little overall benefit.
- Completed projects:
  - The bridge posts and railings on Moorside (driveway bridge) were inspected and repaired as necessary.
  - Patio sliding door was repaired at 9140 Ridgemoor.

## 3) LANDSCAPING

- Andrew is still waiting to hear back from the arborist regarding the root/parking space upheaval; however, he may wait until the arborist is available to perform

tree trimming around the complex instead of bringing him in for two visits.

- Andrew has been in contact with Piper Landscaping to have the trees/bushes behind Braemoor and Moorside trimmed up as part of their next scheduled visit.

#### 4) TREASURER / FINANCE

- The financial statements from June 2014 were presented to the council for review. No discrepancies were identified.

#### 5) OTHER BUSINESS

Meeting adjourned at 7:30 pm. The next meeting is tentatively scheduled for September 24<sup>th</sup> at 9088 Moorside Place.

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Derek Martinig, Treasurer

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Andrew Boden, Landscape Liaison