

**MINUTES OF THE MEETING OF
STRATA COUNCIL
STRATA PLAN NW 2040**

*HELD AT 9045 MOORSIDE PLACE, BURNABY, BC
January 14th 2015*

COUNCIL IN ATTENDANCE

Wayne Fritz	Strata Chair & President
Derek Martinig	Treasurer
Ron Brimacombe	Maintenance Liaison
Andrew Boden	Landscaping Liaison

Regrets

Lauren Rotzien	Member-at-Large
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CALL TO ORDER

Meeting was called to order by Strata Chair at 6:32 pm.

STANDING BUSINESS

1. Approval of Minutes & Agenda

Minutes were distributed to council with the agenda package and were reviewed; 2 minor changes requested and approved by council, adjusted minutes will be redistributed.

2. Financial Statement from November 2014

Financial report presented to council for review, discussion on a few overages and underage's, explained by when the invoices came due for payment.

3. Maintenance Update

See separate project updates.

4. Landscaping Update

Piper is currently on winter break, nothing to report there.

Tree pruning and removal, currently underway around the complex, several trees have to be removed. The arborist has also been instructed to trim back tree canopies that are overhanging the complex, potentially allowing vermin access to the roofs and soffits. Some trees have been left as nursing log, other wood is available for fire wood on a first come first serve basis

PREVIOUS BUSINESS

5. Stair Project

Project near to completion, Centra has completed most of their work, now awaiting the railings company to complete installation. Strata are requiring inspection by City of Burnaby upon completion of project and before the final payment is made.

6. Electrical Box Inspections/Maintenance

As part of the depreciation report the inspection of each buildings electrical room will be inspected on the 20th of January. At the same time the contractor will change out the building fuses that are 30 years old; one of which failed a couple a months ago.

7. Leak at 9040 Moorside

Almost completed, strata have been advised by our insurance company that any further claims over the next 5 years will affect our premiums as well as our deductible. Currently the deductible is at \$5000. Owners are recommended to have personal insurance to cover the deductible, as claims resulting from non-common property damage within a unit (e.g. leaking pipes or valves, kitchen fires) are charged back to the strata property owner. The insurance provider has also advised owners to inspect their hot water tanks and to change supply lines, connecting shut off valves to fixtures (e.g. faucets/toilets/washing machines), to braided hoses. These hoses are available at any hardware store.

8. Carport Lighting

Strata will look are replacing 1-2 of the outdoor light fixtures that need urgent replacement. In the coming years' strata will look into replacing all the motion/heat sensor light fixtures in the complex with newer, more effective units; however, the cost of these replacements is currently too high. If you find the lighting poor in your carport or backyard, council recommends replacing your current bulb with a 60-100W LED bulb. Refer to 9085 Moorside for an example.

BUSINESS ARISING

9. Gutter cleaning

Gutter/roof cleaning for the complex has now been completed; this will become a yearly project with a checking of down pipes in the summer and spot cleaning in the fall.

10. Signing Authority

Signing Authority will be updated with the changes in Strata Council.

Next Stata meeting is set for 11th February 2015

Meeting Adjourned at 7:30pm

Derek Martinig, Treasurer

Wayne Fritz, Strata Chair