

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

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*HELD AT 9045 MOORSIDE PLACE, BURNABY, BC  
February 11<sup>th</sup> 2015*

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**COUNCIL IN ATTENDANCE**

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

**Regrets**

Lauren Rotzien	Member-at-Large
Andrew Boden	Landscaping Liaison

**CALL TO ORDER**

Meeting was called to order by Strata Chair at 7:05 pm.

**STANDING BUSINESS**

**1. Approval of Minutes & Agenda**

Minutes were distributed to council with the agenda package and were reviewed; previous minutes approved as distributed.

**2. Financial Statement from December 2014**

Financial statements for December were presented to council for review; discussion on a few overages and underage's however, we are on target for a balanced budget.

**3. Maintenance Update**

See Updates under specific areas.

**4. Landscaping Update**

The tree work at Mountaingate is now complete. There's still a bit of firewood available in the green (or brown) space between Moorside and Ridgemoor.

Piper Landscaping has resumed work at Mountaingate. Per our contract, they don't provide services for the months of December and January.

**PREVIOUS BUSINESS**

**5. Stair Project**

Railing is not complete, once the city inspection is done final invoices will be paid (should be completed next week). Discussion occurred regarding planters and the railings, at this time we are asking residents not to place planter boxes on the railings until warranty terms are verified

with the supplier. Discussion also occurred regarding potted plants on the steps it was decided that this would be allowed.

**6. Electrical Box Inspections/Maintenance**

Completed, some minor deficiencies identified which will be repaired once a quote is obtained.  
*Reminder to all residents that have stored equipment in the electrical rooms: Only non-combustible material is permitted to be stored in these rooms.*

**7. Leak at 9040 Moorside**

Completed.

**8. Carport Lighting**

3 exterior lights are in need of replacement. These fixtures will be replaced with the ones currently in use and the work will be performed by Atilla.

**9. Signing Authority**

Signing Authority being updated with the changes in Strata Council.

**BUSINESS ARISING**

**10. Leak at 9066 Moorside**

A water leak was reported in the basement of the unit during a recent rain storm. The leak appears to be the same as a previous leak reported in 2011. Ron and Atilla will coordinate with the owner of the unit to investigate the source of the leak.

**11. New Tenants in 9062 Moorside**

New tenants have moved into 9062 Moorside. The strata council is awaiting the Form K from owner.

**12. Emergency Contact Update**

Strata is requesting that all owners please email the strata email account [mountaingatenw2040@yahoo.ca](mailto:mountaingatenw2040@yahoo.ca) with their updated Primary contact information and a secondary emergency contact (in case strata is unable to reach you with the primary) as outlined below;

Unit Number

Primary Contact Name

Primary Contact Phone Number

Primary Contact Email

Secondary Contact Name

Secondary Contact Phone Number

Secondary Contact Email

### **13. Water Supply Line Replacements**

A second reminder to owners to think about changing the supply lines, connecting shut-off valves to faucets/toilets/washing machines, to a braided hoses. These hoses are available from any hardware store. The strata council will also obtain a quotation from Atilla to perform individual inspections of the hoses within each unit and the cost to replace the pre-existing hoses with braided replacements. This will be sent out later, the cost is to be covered by the strata lot owner, the Strata committee strongly recommends each unit to this.

**Next Strata meeting is set for 18th March 2015**

**Meeting Adjourned at 7:55pm**

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Derek Martinig, Treasurer

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Wayne Fritz, Strata Chair