

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

*HELD AT 9088 MOORSIDE PLACE, BURNABY, BC
March 18th 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
----------------	-----------------

CALL TO ORDER

Meeting was called to order by Strata Chair at 6:35 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 Jan 2014

Need to follow up with one resident regarding wrong dates on cheque for strata fees, accounts reviewed and budget is on target

3. Maintenance Update

See Updates under specific areas.

4. Landscaping Update

The tree work at Mountaingate is now complete.

PREVIOUS BUSINESS

5. Stair Project

City inspection is done, final invoices to be paid. 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.

At this time the stairs are not going to be painted, they may be stained in a few years once the wood has completely dried. Atilla will be doing some touch up painting in the summer months for the areas that need it (ie areas where porches were cut back).

6. Electrical Box Inspections/Maintenance

The electrical box inspection was completed with some minor deficiencies identified. These deficiencies will be repaired over the summer. *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. 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.

8. Leak at 9066 Moorside

Ron and Atilla are coordinating with the owner of the unit to investigate the source of the leak, needing more rain to trace the leak.

9. Emergency Contact Update

Strata council is requesting that all owners please email the strata email account mountaingatenw2040@yahoo.ca with their updated Primary contact information and a secondary emergency contact (in case strata is unable to reach you at the primary) as outlined below, we have only received about 20% of the owners updates;

Unit Number

Primary Contact Name

Primary Contact Phone Number

Primary Contact Email

Secondary Contact Name

Secondary Contact Phone Number

Secondary Contact Email

BUSINESS ARISING

10. Letter Box Removal

Now that the stairs have been completed the letter boxes will be removed, if residents want to remove them early please return the box's 9045 Moorside Place or 9120 Ridgemoor Pl with both keys attached and details of where removed from.

11. Carport/Backyard Inspections

Strata will be carrying out a carport/back yard inspection over the next couple weeks. Letters will be sent to owners who have areas in need of attention.

12. Sale of Unit 9215 Braemoor

The sale of unit 9215 has gone through; council discussed ways of greeting new residents and decided to develop a welcome letter with contact details.

13. Christmas light removal

Reminder to all residents as per Strata Rules

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.**

14. Property Rental

A second unit is now being rented in the strata complex. As per the Strata Bylaws, only three units can be rented at a given time.

Next Strata meeting is set for 15th April 2015

Meeting Adjourned at 7:30pm

Derek Martinig, Treasurer

Wayne Fritz, Strata Chair