

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

*HELD AT 9045 MOORSIDE PL, BURNABY, BC
April 22nd 2015*

COUNCIL IN ATTENDANCE

Wayne Fritz	Strata Chair & President
Derek Martinig	Treasurer
Ron Brimacombe	Maintenance Liaison
Andrew Boden	Landscaping Liaison
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 Feb 2015

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

- Mailbox collection continues, an email was sent to the owners asking for the removal of mailboxes and return (with keys) to either Ron's or Wayne's place.
- Looking at concrete grinding to allow access to parking stalls across from 9045 Moorside Place near bridge. Smaller cars are unable to use the stalls due to the upheaval of the concrete from the tree roots below.
- Strata signage lighting is in need of repair. Ron is looking into replacement bulbs/lamps as the lighting has been out since the fuse replacement, replacement time frame unknown due to trialing different gloves
- Reminders to not hang plants from railings at this time until warranty restrictions have been established.
- Outdoor gutter drain leaking near 9150 Ridgemoor, Ron and Attila are looking into this issue.
- Electrical Box repairs – will be completed in the warmer-drier months.
- Carport lighting repairs to be completed when replacement fixtures are sourced.

4. Landscaping Update

- Investigating the cost of lawn reseeding, and discussion occurred about spreading bark mulch to walk areas that are muddy
- Planter box near Ridgemoor entrance is in need of repair. Strata reviewed the budget and decided to wait until 2019-2020 when complete signage replacement is budgeted. A temporary fix may be looked at if further degradation occurs.

PREVIOUS BUSINESS

5. 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.

6. Carport/Backyard Inspections

The Inspection was completed and notices will be sent out shortly.

BUSINESS ARISING

7. Screen Doors

Discussion occurred regarding the addition of screen doors to the main doors for better ventilation. At this time there is no budget for this modification; however, council could revisit this in the future.

8. Window Replacement

Email to be sent to strata residents requesting number of window that have fogged between the panes. Council will look into the cost and which units may still be under warranty once we have the numbers.

9. Insurance Appraisal

Council approved the mandatory appraisal to be completed for next year's insurance.

10. Garbage

Since January 2015, the City of Burnaby requires all residents to start food scrap recycling. Council is currently looking into the implications for the strata and individual residents.

11. Storage Box for back yard

Council is considering a strata rule revision to permit small storage containers within the backyard and/or carport of each unit. Council is in the process of identifying appropriate sizes and colors prior to putting forth any rule amendment.

12. Window Washing

To be looked into for the summer months (August or September).

13. Privacy Screen Replacement

Looking into options on replacing the privacy screens between the back of each unit and possibly between the entrances of shared stairwell units.

Next Strata meeting is set for May 20th 2015

Meeting Adjourned at 7:30pm

Derek Martinig, Treasurer

Wayne Fritz, Strata Chair