

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

*HELD AT 9045 MOORSIDE PL, BURNABY, BC
24 June 2015*

COUNCIL IN ATTENDANCE

Wayne Fritz	Strata Chair & President
Derek Martinig	Treasurer
Andrew Boden	Landscaping Liaison
Ron Brimacombe	Maintenance Liaison
Lauren Rotzien	Member-at-Large

REGRETS

CALL TO ORDER

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

STANDING BUSINESS

1. Approval of Minutes & Agenda

Minutes from the May 22nd meeting were reviewed and approved. The agenda for the meeting was approved

2. Financial Statement from March 2015

All Strata fees are up to date and heading for on target budget

3. Maintenance Update

Discussion occurred regarding the replacement of privacy screens versus bridge inspection and railing repair. Decision was made to look into the cost of the bridge railing replacement.

4. Landscaping Update

- The planter at Moorside has been replanted, currently under level 2 (now level 3) water restrictions, residents are asked if you see a garden bed that is in distress please water it.

PREVIOUS BUSINESS

5. Insurance Appraisal

Completed, current appraised value for the complex is approximately 9 000 000, just a reminder to residents under the current terms of our insurance for earthquake the strata is responsible for 10% of the deductible. That would be 900 000, and this would be charged back to each strata lot. Strata would encourage the owners to look at there Strata deductible limit and adjust as needed (approximately 25 000).

6. Garbage

Currently the roll out for our area is on hold as suitable bear bins need to be found, no fines will be issues by Burnaby Council at this time

7. Storage Box for back yard

Dimensions and types of storage box's will be looked into, this will involve a change in strata rule that will be addressed at the next AGM:

f. Balconies and patios are not to be used for storage, except for barbecues, patio furniture and some gardening equipment, neatly stored in the back patio area.

8. Privacy Screen Replacement

Looking into options on replacing the privacy screens between the back of each unit, work will be done in the new fiscal year, currently looking for other quotes

BUSINESS ARISING

9. Dryer Vent Cleaning

- The Strata Corporation policy insurers do not state any requirements regarding cleaning of dryer vents or fireplaces. The policy property wordings state the following important provision with respect to the condition of the building:
- "32. PROPERTY PROTECTION SYSTEMS
- It is agreed that the "Insured" shall notify forthwith the Insurer of any interruption to, or flaw or defect, coming to the knowledge of the "Insured", in any:
 - a. sprinkler or other fire extinguishing system; or
 - b. fire detection system or intrusion system;
- and shall also notify forthwith the Insurer of the cancellation or non-renewal of any contract providing monitoring or maintenance services to any of these systems."
- It is residents responsibility to clean out the dryer vent, this included the tubing from the dryer to the envelope vent along with cleaning the screen/cover at the envelope. If you have questions please do not hesitate to ask.

Next Strata meeting is set for August 2015

Meeting Adjourned at 8:00pm

Derek Martinig, Treasurer

Wayne Fritz, Strata Chair