

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

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*HELD AT 9045 MOORSIDE PL, BURNABY, BC  
November 18<sup>th</sup> 2015*

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**COUNCIL IN ATTENDANCE**

Wayne Fritz	Strata Chair & President
Derek Martinig	Treasurer
Ron Brimacombe	Maintenance Liaison
Terry Callender	Member-at-Large

**REGRETS**

Graham Giles	Secretary
Lauren Rotzien	Member-at-Large

**CALL TO ORDER**

Meeting was called to order by Strata Chair at 6:34 pm.

**STANDING BUSINESS**

**1. Approval of Minutes & Agenda**

The minutes from the August 5<sup>th</sup> and September 17<sup>th</sup> meetings were approved. No meetings occurred in October as a quorum was not present. The agenda for the meeting was approved.

**2. Financial Statement from September and October 2015**

Financial statements from September and October have not been prepared by Marsh and Marsh as they were awaiting the AGM approved budget for 2015-2016. Both statements will be available at the next meeting.

**3. Maintenance Update**

- Piping and path repair on Ridgemoor: Due to the stream reconstruction project a large amount of water was diverted down Ashgrove and ended up flooding into the Ridgemoor area of the strata complex over the weekend. Strata would like to thank all the residents that helped avert the flooding of the complex by cleaning off grates and getting the water flowing into the storm sewers. Through this event it appears that there may be a cracked storm drainage pipe on the strata property that needs to be addressed. The current plan is to have all drains scoped to see the extent of the damage, as well as map the location of the piping. Once complete, a plan of action will be established.
- Concerns regarding overflowing gutters: Now that the majority of the leaves have fallen off the trees in and around the complex, Atilla will undertake the gutter cleaning and look into

the drainage from the scoffers that are causing some overflow issues around the complex.

#### **4. Landscaping Update**

- Derek has agreed to be the new point person for Piper Landscaping, our current service provider.
- We will proceed with the bark mulching around the complex that Andrew was working on before his “retirement” from the Strata in the spring or as the weather dictates.
- Concern was raised at the AGM regarding the blowing of leaves into the stream that flows through the complex. At the time of the meeting, a copy of the contract with Piper Landscaping was not available preventing the council from reviewing the terms of the contract. Wayne will obtain the contract from Andrew and Derek will contact Piper on behalf of the strata to have them stop blowing leaves into the creek as it is possibly in breach of federal law.

#### **PREVIOUS BUSINESS**

##### **5. Bridge Structural Assessment**

Bridge inspection has been completed and recommendations for the railing replacement have been made, the strata council feels that these recommendations are not complementary to the complex’s overall look. Wayne will contact the City of Burnaby regarding bridge and railing requirements that may be in place and to see what other options are permitted (if any).

#### **BUSINESS ARISING**

##### **6. AGM**

AGM minutes were reviewed and will be sent out to the strata owners shortly. The minutes will not be approved until the next AGM.

##### **7. Compost Garbage**

Wayne to contact the city of Burnaby and see where they are with finding suitable bins for the area. The last time council contacted the city of Burnaby it appeared that it would be one bin for each area (Ridgemoor, Braemoor and Moorside).

##### **8. Christmas Lights**

Council received a request to amend the rule regarding Christmas lights, currently under Section 3 Exterior appearance rule no. h, exterior Christmas decorations are not permitted to be put up prior to December 1. The request was to have the date changed to November 14. Council approved the change unanimously.

##### **9. Water Leak 9066 Moorside**

During the last rain storm the leak in 9066 Moorside Place started again. As this has been an ongoing issue, council has approved for Atilla to undergo a more thorough investigation which could include opening the ceiling and walls to find the cause.

**Next Strata meeting is set for December 15th, 2015, council meeting will be the 3<sup>rd</sup> Tuesday and Wednesday's of the month alternating**

**Meeting Adjourned at 7:40 pm**

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Derek Martinig, Treasurer

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Wayne Fritz, Strata Chair