

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

*HELD AT 9045 MOORSIDE PL, BURNABY, BC
December 17th 2015*

COUNCIL IN ATTENDANCE

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

REGRETS

Graham Giles	Secretary
Lauren Rotzien	Member-at-Large
Terry Callender	Member-at-Large

CALL TO ORDER

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

STANDING BUSINESS

1. Approval of Minutes & Agenda

The minutes from the November 18th meetings were approved. The agenda for the meeting was approved.

2. Financial Statement from September and October 2015

The financial statements prepared by Marsh and Marsh from September and October were reviewed and found to be in order.

3. Maintenance Update

- Piping Ridgemoor – The piping around Ridgemoor and Moorside drains have been scoped by Drainmaster to assess the integrity of the lines and determine their course (as drain line plans were not available). The piping is not in need of immediate repair as there are no structural breakdowns. Although, there is a need for some additional access points to better clean the lines. Doug Kronlund was onsite during the inspection and provided council with the following summary of findings:
 - (a) The catch basin on Ridgemoor side of the sidewalk connects directly and only to the street storm drain. It is intact and “clean”. The roots were coming around the outside of the pipe; not from inside the pipe. The catch basin only collects water from Ridgemoor and overflows it to the city storm drain. In fact that pipe that comes from the storm drain manhole is an 8 or 10 inch pipe that is capped at the Ridgemoor end. The elbow you see in our catch basin T’s into that pipe.

- (b) It appears that the Big O underground from the lip of Len and Deb's carport continuing past Glenn's place (9150) is blocked. We could snake all the way from the sump at the opposite end of the building (Ron's) to that point and it stopped.
- (c) At the bottom of Moorside nearest Ron's home there are two catch basins where the cars park.
 - (i) The one closest to the creek spills to the one nearest the path.
 - (ii) There is a pipe that connects that catch basin to the sump nearest Ron...but
 - (iii) The sump right beside Mike and Lauren's home also connects to that same pipe.
 - (iv) So the pipe slopes down from "Ron's sump"
 - (v) The same pipe slopes down from the catch basin...it's a V for lack of a better explanation.
 - (vi) Those "T" to a line that spills out into the creek
 - (vii) And the sump from "Mike and Lauren's building" also T's into that same pipe...somewhere.

The long and short of it is that we scoped those and they are all intact and "clean" Now the sump at 9155 Ridgemoor...god knows. Three PVC pipes coming in. One is 3 feet long coming directly from a downspout and we don't know about the other two. They aren't Big O. No idea where the PVC pipes go but it would probably explain why the back area got so swampy years ago before I got here. Al poured gravel back there. I guess now it seeps away. "If it ain't broke"

- (d) Okay...so what does this all mean?

There is no pipe that runs in front or under the sidewalk on Ridgemoor. That's good. Less to go wrong.

The recommendation is to install a better access to the big o pipe about where Len and Deb's carport downspout is. It's a T there now which doesn't allow for snaking to go into the big o pipe. Installing two "Y"'s (left and right direction) would allow easier snaking in either direction. It's also much less destructive and obviously less costly than digging up all the way around the building.

If we clear out the big o around that area and if it is not collapsed then we've unstuck the drainage. Problem arrested...not 100% solved but stopped from getting worse.

We figure that everything is so clogged that the groundwater just has taken many years to slowly erode under the sidewalk area. The groundwater and eavestrough water just isn't being drained away and it's finding the low spot. If the drains/weeping tile are intact and can be cleaned then the problem will be arrested before it gets worse. This doesn't mean it's fixed. It's just stopped from getting worse until such time that the future project of repaving the roads is done. I'm sure council will discuss fixing the section of sidewalk in place. Now what happens if the big o is collapsed around this area? Well that will be discussed when we find that; there is a possibility of putting in another sump back corner of 9150 Ridgemoor and helping divert rainwater to the creek. That's a trench. There are many ways but I think the first thought of the access points is a good way to start. It's less invasive and, it proves to be a fix, then it's there

for future cleanouts.

Doug

- Drains at Braemoor - Over the weekend the drains at Braemoor were draining slowly and upon further investigation were found full of silt which slowed the water flow through the out spout. Council cleaned out the drains and will have 'Drainmaster' inspect/clean the drains on Braemoor.
- Atilla will attend to the leaf blowing on the roofs and gutters, and will inspect the scoffers at the same time.
- Atilla is working with owners at 9066 Moorside regarding the ongoing leak experienced during heavy rains.

4. Landscaping Update

Feedback was given regarding the leaf blowing into the creek and the removal of leaves in and around the complex. Piper has now completed their work for the winter and will return in the spring.

PREVIOUS BUSINESS

5. Bridge Structural Assessment

Was on hold while awaiting the results of the piping inspections, council will follow up with the city of Burnaby regarding railing restrictions.

BUSINESS ARISING

6. Compost Garbage

The city of Burnaby has reported back that the roll out for our area is still on hold for organic recycling; when they find a suitable bear bin they will contact us for implementation (possibly April).

7. Christmas Lights

A question asked by one of the owners regarding lighting on stair railings, council advises there are no restrictions of lighting on the stairs; however, any damage caused by lighting or other objects placed on the railings will be billed directly to the strata owner.

8. Stairs

Reminder with the sub zero weather the stairs can become quite slippery and you may want to use a deicer on them. Ron will be getting some bags and place them around the complex to be used on the stairs.

9. SPAM

Some residents have been receiving SPAM emails that appear to be coming from the strata email account. The council would like to advise all residents that they would never send an email with only a link in it or without a name from whom sent it.

Next Strata meeting is set for January 20th, 2016, council meetings will alternate between the 3rd Tuesday and 3rd Wednesday of the subsequent months.

Meeting Adjourned at 7:10 pm

Derek Martinig, Treasurer

Wayne Fritz, Strata Chair