

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

*HELD AT 9045 MOORSIDE PL, BURNABY, BC
Nov 16th 2016*

COUNCIL IN ATTENDANCE

Wayne Fritz	Strata Chair & President
Derek Martinig	Treasurer
Graham Giles	Secretary
Terry Callender	Landscape Liason
Lauren Rotzien	Member-at-Large
Danielle Gibbons	Member-at-Large
Ron Brimacombe	Maintenance Liaison

CALL TO ORDER

Meeting was called to order by the Strata Chair at 6:35 pm.

STANDING BUSINESS

1. Approval of Minutes & Agenda

- The minutes from the September 28th meeting were not received in time and will be deferred to the next strata meeting. The agenda for the November 16th meeting was approved.

2. Finances

- The financial statements prepared by Marsh and Marsh will not be available until they receive an updated and approved budget from council. This is anticipated soon.
- Some monthly maintenance fee cheques for 2016/2017 are still outstanding. Derek will investigate direct deposit options for the 2017/2018 year.

3. Maintenance Update

- Siding paint touch-ups were discussed, however the entire complex is scheduled for painting in year and a half, so touch-ups will be done with that in mind to minimize costs.
- Concrete repair to the sidewalk on Ridgemoor was discussed and council agreed to go ahead and replace the entire 8-foot section and remove the root that is causing the uplift. If during the concrete sidewalk repair, the tree roots are found to be causing damage to the foundation, council will also investigate the removal of the tree.
- A minor roof leak at 9049 Moorside was nearing completion by Atilla.

4. Landscape Update

- Moss clearing and leaf removal from gutters is planned for December.

- The path between Moorside and Braemoor has a recurring mud puddle on it. Piper will be asked to edge the soil next to the concrete path as a temporary solution.
- Piper landscaping had informed council that the places to dump leaf litter in the treed areas around the complex had become exhausted and that it plans to levy a surcharge for future leaf removal. Council determined that this was contrary to agreed terms in the service contract which included removal. Derek will correspond with Piper on this issue.

5. Other Business Arising

- Foggy window replacements will be coordinated.
- Paint on external doors throughout the complex is peeling again and council discussed looking into door replacement versus painting every second year.
- One more quote is being obtained before council proceeds with awarding a contract for the scheduled privacy fence replacement in 2017. Council is also considering alternative fencing materials (not wood or vinyl). Wayne suggested a concrete board product but it may not be available in Canada.

Meeting was concluded at 7:35pm