

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

*HELD AT 9088 MOORSIDE PL, BURNABY, BC
May 3rd, 2017*

COUNCIL IN ATTENDANCE

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

GUEST

Brent Chadwick	Owner, 9061 Moorside
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REGRETS

Graham Giles	Secretary
Lauren Rotzien	Member-at-Large

CALL TO ORDER

Meeting was called to order by the Strata Chair at 6:32 pm.

STANDING BUSINESS

1. Approval of Minutes & Agenda

- The minutes from the March 29th meeting were approved. The agenda for the May 3rd meeting was approved.

2. Finances

- The monthly financial statements prepared by Marsh and Marsh for March 2017 were reviewed and found to be in good order.

3. Maintenance Update

- Ron has received a quotation from Drainmaster to replace the water lines for the two buildings randomly selected for this fiscal year. Ron will proceed with coordinating the work with Drainmaster and the owners of the eight units. Discussion was had regarding the need to have the water lines replaced and due to the deficient material used in the original construction of the lines (identified during the previous water line leak at Moorside), council agreed that a proactive approach was important to prevent possible failures and subsequent unit damage.
- Ron is obtaining quotations for the installation of access tees to facilitate the draining cleaning on Braemoor and Ridgemoor.

- Ron has obtained three quotations to repair the car bridge sidewalk that has sunken and is now a tripping hazard. Council has requested that the quotations be updated to include concrete; not asphalt and that they include the sidewalk work on Ridgemoor as well.
- The cleaning of the moss from the rooves around the complex must be done during a warm and dry period. The chemical treatment must have time to adhere and kill the moss before being washed off. Ron will coordinate this work with Atilla in the summer.
- Atilla will be replacing the seized bathroom window hinge at 9247 Braemoor.

4. Landscape Update

- Terry will follow-up with Piper Landscaping about removing all the tree debris around the complex that accumulated over the winter months.
- The drainage along the pathway between Moorside and Braemoor has improved following the removal of the concrete edging. Wayne will pressure wash the area when the weather improves to clean the sidewalk and council will continue to monitor the area.
- Council reviewed a request from an owner regarding re-seeding of grass around the complex. The grass previously seeded tends to not last long so Terry will look into other hardier grass options. If new grass is seeded, council may need to fence off areas to prevent foot traffic and allow the grass to take.

5. Other Business Arising

- Composting Update: The bins are now in place and Happy Bin Cleaning has been contacted to clean the bins the first week of each month. The cleaning however did not occur this past week, so Wayne will follow up with the company.
- Council reviewed two additional quotations/products presented by Ron; a wood wrapped in plastic and a vinyl-PVC fencing. Council has decided to proceed with the vinyl-PVC lattice style fencing offered by Premium Fence. Ron will obtain a quotation for the work and Wayne will send out photos of the approved product in the next couple weeks. Based on our initial discussions with Premium Fence, the installing may not begin until July or August.
- Window Cleaning Update: Wayne will be contacting the First Class Window Cleaning to obtain a quote and schedule the window cleaning for the end of June.
- A concerned owner sent council an email regarding small children playing in their backyard. The owner witnessed the children jumping on their glass table on their back patio and was significantly concerned about the injuries that could have resulted. Council will reach out to the parents of the children directly; however, all owners are reminded to be respectful of their neighbour's property.
- Email from owner regarding yard waste being dumped in the back of a neighbouring complex, council discussed the issues and will look into where strata property lines run and before we contact the neighbouring strata we need to clean up our own debris around the complex.
- Carport inspections will be scheduled for the end of May. As a reminder, only garbage containers, recycling boxes, large recreational equipment, a garden hose and neatly stacked

firewood is permitted in carports. The storage of seasonal tires in the carport or under the entrance stairs is NOT permitted.

Meeting was concluded at 7:45pm