

MINUTES OF THE MEETING OF STRATA COUNCIL STRATA PLAN NW 2040

*HELD AT 9045 MOORSIDE PLACE, BURNABY, BC
September 6, 2018*

COUNCIL IN ATTENDANCE

Wayne Fritz	Strata Chair & President
	Treasurer
Terry Callender	Landscape Liaison
Ron Brimacombe	Maintenance Liaison
Danielle Gibbons	Secretary

REGRETS

Peggy Wong	Member-at-Large
Brent Chadwick	Member-at-Large

CALL TO ORDER

Meeting was called to order by the Strata Chair at 6:33 p.m.

STANDING BUSINESS

1. Approval of Minutes & Agenda

- The minutes from the June 6 and July 17, 2018 meetings were approved.
- There was no meeting of Strata Council for the months of May and August 2018 due to Strata Chair & President being away.
- The agenda for the September 6, 2018 meeting was approved.

2. Finances

- The monthly financial statements prepared by Marsh and Marsh for the months of June and July were reviewed and found to be in good order.

3. Maintenance Update

- Attila has conducted a number of building envelope repairs revealed during the painting process. At the time of this meeting, the repairs are as follows:
 - a. 9215 Braemoor: second floor and partial third floor repairs;
 - b. 9233 Braemoor: second floor repairs;
 - c. 9247 Braemoor: first floor and partial second floor repairs;
 - d. 9277 Braemoor: back wall and chimney chase on the first floor repairs;
 - e. numerous fascia boards throughout Braemoor have been repaired;
 - f. approximately six chimney boxes (where wood meets shingles) have been repaired; and
 - g. numerous envelope boards have been replaced or repaired.

4. Landscape Update

- A strata owner has enquired about the removal of the dangerous tree. Council continues to request action and receive no response from Ashbrook. Wayne will contact the Condominium Homeowners Association of BC (CHOA) to obtain the name of the appropriate contact.

5. Composting

- The new bear bins received by the City of Burnaby seem to be withstanding the bears. Council is postponing bear cage research and receiving quotes whilst we continue to see how well the bins withstand the bears.

6. Painting

- At the time of this meeting:
 - a. the painting on the first building on Ridgemoor is approximately 95% complete;
 - b. the second building on Ridgemoor is approximately 80% complete; and
 - c. painting on Braemoor has only just commenced.
- Stairs on Ridgemoor will have a preservative sealer stain applied instead of paint.
- Council continues to monitor the painting process in-person and by reviewing inspection reports routinely provided by Master Painters.

7. Windows

- Proposed window repairs have been put on hold pending budget constraints due to building envelope repairs revealed by the painting process.

8. Annual General Meeting (AGM)

- The Annual General Meeting has been tentatively scheduled for November 7, 2018 at 7:00 p.m. at Forest Grove Elementary.
- Terry will book the room at Forest Grove Elementary.
- At least one strata member has provided notice to leave council.

9. Insurance

- Council has renewed the strata's insurance.
- Strata Plan NW2040's updated appraisal for a replacement cost of \$10,631,000.
- Strata's earthquake deductible is 10% of the All Property limit, which is \$1,063,100.
- Each strata owner will be assessed a share of the earthquake deductible based on unit entitlement. This impacts all strata owners in the complex. Each strata owner will need to fund an average of \$29,531 each. Therefore, each strata owner's personal insurance needs to cover the deductible.

10. Other Business Arising

- Council has received a request from a strata lot owner to paint yellow fish near storm drains to remind people that storm drains empty directly into nearby streams. The request has been approved.
- Council has received an application from 9069 Moorside to replace the insulation in their carport ceiling. The request has been approved.
- Council has received an application to install a heat pump on a strata owner's property. Council has requested the strata owner to attend the next strata meeting to present information and answer questions council may have before a decision will be made.
- Council has received a request for clarification regarding property lines. Council reminds strata owners that property lines run to the end of their fence line and straight across. Any area past a strata owner's fence line is considered common property and subject to Strata Bylaw 3(1).
- The complex's pest-control company, Poulin's Pest Control Vancouver, has been purchased by Rentokil Steritech Pet Control.

Meeting was concluded at 8:08 p.m.