

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

---

*HELD AT 9155 RIDGEMOOR PLACE, BURNABY, BC  
December 5, 2018*

---

## **COUNCIL IN ATTENDANCE**

Doug Kronlund	Strata Chair & President
	Treasurer
Ron Brimacombe	Maintenance Liaison
Terry Callender	Landscape Liaison
Lindsay Leong	Secretary
Peggy Wong	Member-at-Large
Brent Chadwick	Member-at-Large

## **REGRETS**

Sharon Macleod	Member-at-Large
----------------	-----------------

## **CALL TO ORDER**

Meeting was called to order by the Strata Chair at 6:37 p.m.

## **STANDING BUSINESS**

### **1. Approval of Minutes & Agenda**

- The minutes from the 2018 AGM will be approved at the 2019 AGM.
- The agenda for the December 5, 2018 meeting was approved.

### **2. Finances**

- Transition of financing information to the new Chair and President is in progress.
- Wayne Fritz and Danielle Gibbons to be removed as signing authority. Lindsay Leong to be added.
- Doug Kronlund to investigate adding autopayment for BC Hydro bills as well as online/e-transfer payment abilities.

### **3. Maintenance Update**

- Atilla to complete work on gutters as soon as the weather permits.
- Ice melt available at 9120 Ridgemoor Place carport. Council approved reimbursement of \$47.83 to Ron Brimacombe.
- Terry Callender to investigate more fish-friendly ice melt solutions. In the meantime, residents are reminded that everything that goes on our road drains into the fish-bearing stream that runs through our complex. Please use Ice melt sparingly.
- Preliminary discussion was had regarding improvements to security lighting within carports. Council to investigate new options for future budget.

#### **4. Landscape Update**

- Terry Callender to examine and sign the new proposal from Lawn Care Plus.
- Terry Callender and council to determine short and long-term goals for the scope and aesthetics of landscaping around the complex beginning with a focus on removing underbrush to mitigate fire hazards.
- Terry Callender will draft a due diligence summary notation for Doug Kronlund to forward to our insurer advising of communications with neighbouring complex regarding tree removal between Moorside Place and Ashbrook.
- Council approved the quote from Bartlett to remove trees as outlined.

#### **5. Painting**

- Three gallons of each colour of paint have been provided as well as paint colour codes should additional paint be required in the future.
- Painting for Moorside Place will begin in May-June 2019, weather permitting, and completion by late summer 2019.
- Doug Kronlund, Ron Brimacombe, Atilla and Master Painters to meet prior to start of painting to coordinate schedule of work.
- Invoices for painting have been paid minus the holdback payment.

### **NEW BUSINESS**

#### **6. Website**

- Doug Kronlund has offered to build and host a website portal for strata-related business such as meeting minutes, general information, forms, rules and bylaws.
- Cost would be approximately \$18 CAD per year domain fee with a one-time \$75 CAD fee for setup.
- Council approved this venture with one abstention.

#### **7. General Information Emails**

- Doug Kronlund will be composing and delivering (minimum) quarterly emails with general information from Strata Council in addition to regular strata meeting minute distribution

#### **8. Strata-wide purging**

- Council will investigate the cost of providing a junk-removal service day for residents prior to commencement of painting in 2019.
- Details and limitations (e.g. no hazardous materials, drywall or recyclables) will be discussed and forwarded to members ahead of time.

Meeting was concluded at 8:12 p.m.