

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

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*HELD AT 9155 RIDGEMOOR PLACE, BURNABY, BC  
February 20, 2019*

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## **COUNCIL IN ATTENDANCE**

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

## **REGRETS**

Sharon Macleod	Member-at-Large
Lindsay Leong	Secretary

## **CALL TO ORDER**

Meeting was called to order by the Strata Chair at 6:30 p.m.

## **STANDING BUSINESS**

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

- The agenda for the Feb 20, 2019 meeting was approved.

### **2. Parking**

- Non-resident vehicles have been observed parking on strata property. Residents are reminded that only one full-time resident vehicle can be parked in non-reservable common area parking. Guests and visitors may park in the owner's carport of whom they are visiting or must park off property. Owners are also reminded that blocking roadways (designated as fire lanes) or sidewalks is not permitted unless the owner is present at vehicle and/or vehicle is in use for temporary loading/unloading.
- Mandatory vehicle registration and 2 vehicle window ID stickers per household to be re-instituted at the 2019 AGM
- Residents are reminded that contractor vehicles may be temporarily parked in common area parking between 9am and 4pm only Monday to Friday. Contractors must leave the house number on the dashboard in the event a vehicle is requested to be moved. Contractor vehicles cannot block fire lanes or access to other owner's properties.

### 3. Owner information form updated

- Owner contact information forms, including rental contacts, will be mandatory at 2019 AGM.
- Banking information/consent forms for maintenance fee automatic debit will be mandatory at 2019 AGM. Council is pleased that 97% of owners have chosen automated debit as it makes treasury tasks and accounting easier. Council encourages 100% enrollment to lessen the banking time necessary by our council volunteers.

### 4. Maintenance Update

- **Pest control:** A second inspection for rodents was conducted by Rentokil/Steritech by owner request. No building envelope intrusion points or outside nesting evidence was identified. The presence of non-compliant items in carport and patio area was identified to potentially benefit access for rodent issues. Council has requested the owner remove non-compliant items.
- Sign and post lighting bulbs to be replaced with more efficient LED bulbs where burnt out.
- Preliminary discussion was had regarding improvements to security lighting within carports. Council to investigate new options for future budget.
- A leaking gutter at 9085 Moorside to be investigated and, if necessary, repaired.
- A temporary fence will be placed by 9045 Moorside Place to deter people from walking from Ashbrook Place through Mountain Gate property.

### 5. Landscape Update

- New landscaping company, Lawn Care Plus, will be onsite every Monday beginning Feb 25, 2019 until mid-November.
- Residents are reminded to direct all landscaping requests, in writing, directly to council and not to the landscapers. Landscapers will not perform work not directed by the landscaping liaison and may not pass on verbal requests to council.
- Landscaping liaison reported successful completion of tree removal and maintenance in January by Bartlett Tree Services.
- A cedar hedge beside 9265 Braemoor Place was struck by a vehicle and is now askew and will be reset by landscaping company weather permitting.
- Landscaping liaison continues to discuss tree on Ashbrook property identified for removal with Ashbrook strata president.

### 6. Painting

- Moorside only: Onsite meeting scheduled for week of March 18, 2019 between Prostar lead, strata maintenance, maintenance liaison and president to set painting scheduled. Building pressure washing and siding maintenance may begin April or May. Residents will be informed of schedule when available with as much notice as possible. All residents are reminded to ensure carports and back patio areas adhere to strata bylaws and rules.
- Compliance inspections of carport and patio areas will be conducted by council prior to painting.

### 7. Website

- Council approved new website at [mountaingate.ca](http://mountaingate.ca) for release to residents.

**8. Finances**

- Transition of signing authority for Strata completed
- BC Hydro payments transitioned to online payment
- Other monthly vendors (Rentokil/Steritech & landscaping) to be set up for online EFT payments if possible.
- Doug Kronlund presented revised 2018-2019 budget for approval. The changes redistribute monies to accommodate for painting and maintenance projected costs. No increase or decrease adjustments in bottom line.

Meeting was concluded at 8:20 p.m.