

MINUTES OF THE MEETING OF STRATA COUNCIL STRATA PLAN NW 2040

*HELD VIRTUALLY
May 20, 2020*

COUNCIL IN ATTENDANCE

Terry Callender	Landscape Liaison
Lindsay Leong	Secretary
Brent Chadwick	Member-at-Large
Peggy Wong	Member-at-Large

Regrets:

Doug Kronlund	Strata Chair & President
	Treasurer
Ron Brimacombe	Maintenance Liaison

CALL TO ORDER

Meeting was called to order by the Strata Chair at 6:34 p.m.

STANDING BUSINESS

1. Approval of Minutes & Agenda

- The agenda for the May 20, 2020 meeting was approved.

2. Landscaping

- New company is called Healing Hands and will attend to our property every Friday. Landscaping maintenance will include mowing, trimming and pruning as well as other projects on an as-needed basis.
- First month of service was April, 2020 and although the company began work partway through the month, additional hours and staff were required to catch up on work that was missed while we were between companies and as such we were charged full price for that month.
- Hedge repair/removal at Braemoor will be discussed with Healing Hands as to how best to proceed.
- 9061 Moorside has requested permission to make improvements to common property adjacent to patio space. Council has approved this request with restrictions.
- 9057 Moorside has requested landscapers to trim back a shrub preventing access to the back tap. Landscaping liaison to contact Healing Hands.

3. Maintenance

- **Water manifold repair**
 - i. Drainmaster has completed this and have been paid.
- **Gutter maintenance**
 - i. Attila has completed all buildings.
- **Gutter spillway flashing**
 - i. The company cannot come to do this until after the COVID situation calms down.
- **Roadway repair**
 - i. Drainmaster has completed this.
- **Window glass replacement**
 - i. Delayed until government COVID-19 restrictions allow for maintenance workers to enter private residences.
- **9054 Moorside**
 - i. Roof vent repair to be completed by Attila once the weather improves.
 - ii. Balcony door to be completed by Attila once the weather improves.
 - iii. Owner requested to change door hardware to keypad for both front and carport door. Approved with stipulation that owner is responsible for all associated costs.
 - iv. Owner requested to install gas line to BBQ and stove
 - 1. Permit obtained and presented to council
 - 2. Standards of remediation for any affected areas presented to owner
 - v. Owner requested to enclose back fencing
 - 1. Approved with stipulation that owner use the same materials, installation company and dimensions as existing fencing.
- **9299 Braemoor**
 - i. Attila has attended to the musty odor and the owner says it is no longer noticeable.
- **9285 Braemoor**
 - i. Patio repair delayed until better weather.
- **9065 Moorside**
 - i. Owner requested to repaint door due to chipping. Council to inquire as to whether any other owners are experiencing the same issue.
 - ii. Owner requested to plant a new shrub in front of stair garden area. Landscaping liaison to contact Healing Hands about options.
 - iii. Request to refinish stairs due to slivers will be discussed at the next strata meeting.

- **9085 Moorside**
 - i. Attila has completed this repair.
- **9081 Moorside**
 - i. Carport light replacement complete
- **9057 Moorside**
 - i. Owner has requested placement of a weight lifting rack within their carport.
 - 1. Council to research and finalize at next meeting
- **Front door retractable screens**
 - i. Added to next meeting's agenda. Council to research in the interim and begin preliminary language for inclusion in bylaws
- **Green bin bear-proof containers**
 - i. Bins have been placed in their designated placement areas as of May 21, 2020.
 - ii. Remediation of first placement site on Braemoor has begun

4. General

- **Carport Inspections**
 - i. Owners are to note that carport inspections will occur June 2020. Please make sure your carports, back patio and balcony areas are compliant.
- **Bike theft**
 - i. Owners are reminded that bike theft is an ongoing concern and to please lock up any valuables.

Meeting was concluded at 7:38 p.m.