

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

*9155 Ridgemoor Place
July 11, 2020*

COUNCIL IN ATTENDANCE

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

Regrets:

Lindsay Leong	Secretary
---------------	-----------

CALL TO ORDER

Meeting was called to order by the Strata Chair at 10:01 a.m.

STANDING BUSINESS

1. Approval of Minutes & Agenda

- The agenda for the July 11, 2020 meeting was approved.

2. Landscaping

- Landscaping company quality of work assessment
 - i. Braemoor leaning hedge repaired at no cost
 - ii. Liaison to follow up with landscapers to blow out debris/leaves from back patio areas
 - iii. Council approved additional budget to bring in extra days to prune complex
- 9061 Moorside requested permission to make improvements to common property adjacent to patio space
 - i. Council approved improvement plans
 - ii. Owner estimated end of August for 100% completion. Council understood delays due to inclement weather conditions but implored owner to expedite improvements.
- 9065 Moorside
 - i. Request for council to plant new shrub in front stair garden area
 - 1. Council denied approving funds based on the unit was bought as is with no shrub in place
 - ii. Request for strata to repair paint chipping on front door

- iii. Council approved based on a one-time trial basis to test repair method over the coming months
- iv. Request for strata to sand stairs
 - 1. Council approved one-time repair to test if treads will remain sliver free over a longer time.

3. Maintenance

- Gutter spillway solution
 - i. Water has been observed to overshoot gutters in front of upper roof spillways. Council is waiting for quotation from roofing company to affix splashguards to deflect water back into the troughs
- Window Glass Pane repair
 - i. Owners who requested repair assessment have been contacted to re-sign up now that COVID-19 restrictions are easing.
 - ii. Maintenance Liaison will be contacting owners to 1) assess repair requests and 2) set up time/date for repairs to foggy/visually impaired windows.
- Balcony door repair
 - i. 3 owners have requested balcony door repair due to warped doors. Maintenance will be receiving quotation and specifications for new door/jams supply and installation to be approved at next meeting or by virtual approval.
- 9285 Braemoor
 - i. 2 Sloping patio pads to be repaired in August
- Repair/Remediation of pathway/planter area on path between Braemoor and Moorside
 - i. Council is waiting on quotations to rebuild planter box frame, pour new cement sidewalk to reduce and/or eliminate water and silt buildup against utility closet area of 9062 Moorside
 - ii. Project planned to be completed by end of August if funds approved.

4. General

- 9093 Moorside
 - i. Ant infestation reported – pest control company contacted to arrange inspection/treatment
- carport inspections – notify owners who are in non-compliance
 - i. it has been observed some carport and/or back patio areas are not in compliance
- Year-end planning – request to members for agenda items

Meeting was concluded at 12:01 p.m.