

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

Held In-Person

Dec 9, 2021

COUNCIL IN ATTENDANCE

Aaron Ydenberg	Strata Chair & President
James Kennedy	Treasurer
Terry Callender	Landscape Liaison
Zoe Martinig	Member-at-large

Regrets

Kieron Gibbons	Maintenance Liaison Regrets
Alyssa Goad	Secretary Regrets

CALL TO ORDER – 8:05 pm

- 1) Previous meeting minutes (October 20, 2021) – Council reviewed and approved the minutes from prior meeting
- 2) AGM minutes – Council reviewed the Draft Minutes from the AGM held November 20, 2021. AGM minutes to be approved at the next AGM (2022).
- 3) Review of AGM and council priorities for 2021/2022

Ongoing Maintenance – LEAD Kieron

Council will return to regular schedule for all yearly maintenance.

a)Capital Projects – LEAD Kieron and Terry

Sidewalk in front of triple parking spot on Moorside, and Pathway and Drainage between Moorside and Braemoor, (budgeted amount - \$27,000).

Council will source options and quotes from landscape design companies for both projects. Options will be prepared for discussion and decision at the MARCH 2022 Council meeting.

Electrical Room Assessment (budgeted amount - \$1700) – LEAD - Kieron

Quote received from Aban Electric. Work will progress after the holidays.

****MOTION to authorize work to proceed. Passed unanimously.**

- b) 5 year capital plan options for 2022 AGM – LEAD Aaron and James
Council will engage with owners to prioritize a list of potential large capital projects, based on the 2021 depreciation report (Spring 2022). Then, council will include multiple funding options at the 2022 AGM for discussion and decision.
- c) Electric Vehicle Charging Options research and bylaw options for 2022 AGM – LEAD Zoe
Preliminary investigation and information gathering – Early 2022, will update at next meeting

4) Council operation and roles for 2021/2022

Roles – Defer to January when full council is available. For now, roles remain the same.

5) Maintenance Report– Regular tradesperson/contractor (Essential Restoration) has sustained an injury and will be unable to complete immediate tasks. Sourcing options from other contractors to complete the following tasks:

Roof cleaning / gutters for whole complex – Quote from ZIMCO for \$1653.75.

****MOTION to approve work to proceed – passed unanimously, up to \$1750.00**

Gutter repair at 9073 Moorside and 9066 Moorside

Finish roof repair at 9215 Braemoor

Siding maintenance at 1 location on Ridgemoor and 1 on Moorside

6) Landscaping Report

Two more visits from landscapers before winter hiatus.

Onsite mulching of leaves. Council will contact owners to ask for unused composter units to aid in mulching.

Nature's Outfitters have not yet provided a quote due to high demand and staffing issues.

Creek embankment – Terry met with Burnaby Mayor and Director of Engineering, to discuss creek and rainfall during atmospheric river. Investigation coming into operation of weir at UniverCity and city will perform an environmental assessment.

Car bridge on Moorside – Director of Engineering noted need for drainage and suggested potential fixes. Possibility to include in capital project for Moorside parking space repair. .

7) Insurance Coverage Question from owner

Council received an email from a member of community who expressed concerns about individual strata lot insurance. Council has reviewed and discussed the concerns and will, remind owners to review their insurance coverage and deductibles with their provider in the next newsletter.

8) Banking update – Increase Electronic Funds Transfer receivable limit, currently set at \$15,000

James and Aaron to meet with new advisor to discuss banking fees and account set-up in January.

ADJOURNED – 9:31

Next Council meeting will be week of January 10th, specific date to be determined.