

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

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Held Virtually

January 10, 2022

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**COUNCIL IN ATTENDANCE**

|                 |                          |
|-----------------|--------------------------|
| Aaron Ydenberg  | Strata Chair & President |
| Alyssa Goad     | Secretary                |
| James Kennedy   | Treasurer                |
| Kieron Gibbons  | Maintenance Liaison      |
| Terry Callender | Landscape Liaison        |
| Zoe Martinig    | Member-at-large          |

**CALL TO ORDER – 8:05 pm**

- 1) Approval of previous meeting minutes (December) - Approved unanimously
- 2) Council operation and roles for 2021/2022 (deferred from December 2021 meeting)

Council will create a shared calendar for regular tasks and project planning

Roles remain unchanged

**3) Snow Removal**

Aaron shared that during the recent snowstorm, he contacted multiple contractors for snow removal services, provided our information to seek prices for snow clearing, and received zero quotes or information back. The contractors were all busy.

Council discussed signing a contract for snow removal, as has been done in the past, all agree that would have consumed our current budget in three visits. Based on the number of snow days this year we would have already overspent our allotment for snow removal.

Council discussed other solutions including the purchase of a snowblower which could be stored in common area. Concerns were expressed around logistics and no motion was put forward. There was no agreement on a viable solution within the existing budget.

Council will take an inventory of salt prior to next snowfall, and assess if more is needed this year. Council agreed that a salt spreader would assist with de-icing of sidewalks and roadways.

A motion for up to \$100 to purchase spreader was put forward, seconded and passed unanimously.

#### 4) Carport Lighting

An owner has requested a change of their carport lighting to a new, more “modern” white fixture. Council reviewed the request and the new fixture, and voted AGAINST permitting the change (5-1 against).

Council agrees that owners should be permitted to upgrade exterior lighting fixtures. However, in order to preserve a common appearance, council will seek to amend bylaws and provide approved options.

#### 5) Gutter Repair

In the past, some areas of siding have been affected by water egress from the ends of gutters, specifically over bay windows. It is believed that this issue is caused by a design flaw in the gutter baffles.

Council discussed possible solutions including removing the baffles all together, but decided that a gutter professional would be required to explore the problem and offer possible solutions.

Council will defer this assessment until March when it is safer to perform exterior work on the buildings.

#### 6) Chimney and Vent Cleaning

An owner has volunteered to organize kitchen vent and chimney cleaning for any interested owners. This work will be at each owner’s expense. An email message has been drafted and will be sent to all owners describing how to sign up.

#### 7) Bears

Owners are smart to warn neighbours when bears are observed in the area, but sightings need to be reported to conservation officers. A reminder will be sent to owners, including a link to Burnaby’s bear info website. Reminders to include: to clean their BBQs, bring in bird feeders, keep food out of garbage, walk with awareness and to follow the city’s rules about living in a bear area.

#### 8) Rezoning application from owner (new balcony)

Council received a request for assistance with rezoning to facilitate the addition of a balcony on an end unit. Council discussed whether other balconies were installed sometime after the initial construction of the complex but was unable to determine if that had occurred.

Council approved the request from the owners of 9299 Braemoor Place to install a balcony as outlined in the Strata Rules. Council also agreed to assist the owners with the required paperwork to file a rezoning application. Members of the Council will engage directly with the owners and City, as required.

It was noted that there is a fee associated with the rezoning application and the owners of 9299 Braemoor Place have agreed to cover that cost.

#### 9) Carport Storage Request

The owner of 9140 Ridgemoor Place has contacted council regarding constructing a carport storage unit. Council provided the specifications outlined in the Strata Rules and construction began. Council will

provide a siding sample to ensure compliance with the Strata Rules and will inspect for final approval once construction is completed.

ADJOURNED

Next Council meeting will be February 7, 8 pm.