

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

Held Virtually
February 7, 2022

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 – 8:00 pm

1) Approval of previous meeting minutes (January) - APPROVED UNANIMOUSLY

2) UPDATE – Electric Car charging stations – Zoe

Zoe has prepared information, will package for council's consideration next meeting. Promising rebates could be taken advantage of to help fund basic assessment and options. Will be informed by electrical room maintenance work, and council will identify information needed from the contractor.

3) Carport Lights and Storage

Request to alter building envelope on 9140 Ridgemoor – storage unit – Council will inspect to confirm that it meets the specifications outlined in the strata rules, and provided to the owner before construction began.

Exterior lighting – Several owners have requested exterior light fixture changes to their units. Council recognizes that updates to exterior lighting for safety and utility are warranted. Council will research and present upgrade options at the 2022 AGM. In the meantime, council will enforce consistency. Any owners with damaged or missing fixtures should inform council, and replacements will be provided. Any owners who have changed their lighting will be asked to reinstall the pre-existing light fixture (replacements will be provided)

4) Landscaping and Tree Pruning

Deaudry Landscaping conducted a walk-around of the complex with a Strata council member. They will provide a quote which includes 12-month service and snow removal.

Nature's Outfitters contacted council and advised that they are not able to take on our contract at this time, due to staffing issues.

Healing Hands will return this Friday Feb 11. Liaison will contact Healing Hands to inquire about planting which occurred in the Braemoor sign.

5) Chimney/Dryer Cleaning

An owner has obtained quotes for chimney and dryer vent cleaning. Council will assist with distribution of information; however, individual owners are responsible for this maintenance.

6) Electrical Room Maintenance work

Council has scheduled electrical room maintenance beginning the weekend of February 19 with the contractor that has conducted the initial inspection.

The contractor has advised that several electrical rooms are inaccessible, and they must be cleared prior to work. Council reminds owners that electrical rooms are not to be used for personal storage of any kind and that personal items must be removed prior to the electrical room maintenance. Council will send a note to all owners when the maintenance is scheduled. Council will relocate all strata supplies currently stored in electrical rooms.

Lock replacement – It was noted there was no record of who has been provided with keys to the electrical rooms over the years. Council recognizes this as a security and safety concern and discussed the need to replace all electrical room locks. Full replacement of electrical room locks estimated at under \$500.

MOTION to spend up to \$500 to purchase new locks and door handles – APPROVED

7) Request to alter building envelope – 9088 Moorside

The owners of 9088 Moorside requested the replacement of their pre-existing carport tap with a frost-free tap, as a result of a small leak that occurred behind the exterior wall. Council reviewed and approved the request. – APPROVED (5 APPROVE, 1 RECUSE)

8) Maintenance Repairs

Chimney repair – a small animal fell into the chimney at 9150 Ridgemoor. A screen was re-installed over the chimney to prevent recurrence. This was completed on February 7.

Drywall repairs – leftover from manifold replacement (9155 Ridgemoor) – APPROVED

9) Rezoning Application was submitted to the City of Burnaby to support 9299 Braemoor's installation of a balcony. Awaiting feedback from the City on next steps.

ADJOURNED – 9:30 pm

Next Council meeting will be March (date TBD)