

MINUTES OF THE MEETING OF
STRATA COUNCIL
STRATA PLAN NW 2040

Held Virtually

March 7, 2022

COUNCIL IN ATTENDANCE

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

REGRETS

Terry Callender	Landscape Liaison
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CALL TO ORDER – 8:00 pm

1. Approval of previous meeting minutes (February) - APPROVED UNANIMOUSLY
2. Mid-year financial update

Council reviewed a report comparing actuals to budgeted amounts prepared by James. Finances for the fiscal year are currently on track.
3. Capital project planning
 - 3.1. Parking space repairs (AGM approved)

Council will obtain quotes to repair the shared parking spot closest to bridge on Moorside, with hope to review quotes in April/May.
 - 3.2. Walkway repair/drainage between Moorside and Braemoor (AGM approved)

Council to update quotes and present at May meeting for review.
 - 3.3. Electrical room lock replacement (Approved up to \$500 in February)

Holding until we find out what our responsibility is for replacing keys for BC Hydro lock boxes.
 - 3.4. Water manifold repair (AGM approved)

Plan to schedule next replacement and communicate with owners. Targeting April or May. Next project will be the units closest in proximity to 9093 Moorside Place)
4. AGM planning
 - 4.1. Electric car charging options

Zoe will share document with a summary of the information and some clarity on available rebates. More grand scale rebates come in for shared parking garages.

Electrical room maintenance work confirmed that our electrical infrastructure can support level 2 charge. Owners would need to upgrade their personal electrical panels and install an outlet in their carport. Rebate up to \$350 available for level 2 charger. Information and potential rule changes to be presented prior to the AGM.

4.2. Exterior lighting

Council continued to discuss options for replacement or upgrade of current exterior lighting (carport and back patio). Options will be presented in advance of the AGM.

4.3. Future capital projects and priorities

Council to review the recommended replacement and repair times lines outlined in the depreciation report in the coming months. James will put together a survey that will be distributed to owners to facilitate their feedback on priorities and possible budget implications (e.g. strata fee increases vs special assessments).

5. Maintenance

5.1. Pothole forming on Moorside Bridge. Council will investigate responsibility with the city, and if necessary, source quotes for a repair.

5.2. Window washing – looking to plan for the spring.

5.3. Gutter inspections – reports of overflows and leaks into siding – as per prior discussion, the need for a gutter expert is required prior to attempting any alterations. No actions were assigned during this meeting, plan to re-visit at the next meeting.

6. Carport storage request

Carport storage unit (9140 Ridgemoor) was built and does not comply with the dimensions outlined in rules. Council has not approved the construction dimension, or the material used for the door (needs to be metal). Council to discuss compliance options at next meeting.

7. Requests for permission to alter common property

7.1. 9215 Braemoor – written request received to add venting for bathroom fans – approved unanimously

7.2. 9054 Moorside – written request received to alter limited common property beside back patio space and include contained pea gravel – approved unanimously

8. Landscaping contractor quotes

Council is considering a change in landscaping contractor to Beaudry Landscaping –costs are greater than current provider (Healing Hands); however, the quote included removal of landscaping debris (e.g. leaves, branches) and additional optional services like snow removal. Motion to hire Beaudry and not renew contract Healing Hands, made, seconded, but final decision deferred until consultation with Landscape Liaison.

9. Rezoning Application

Rezoning application submitted in February to the City of Burnaby to support 9299 Braemoor's installation of a balcony. Owners of 9299 Braemoor were contacted by the city and informed the rezoning process was not, in fact, required in order to proceed with obtaining permits. No follow-up required.

ADJOURNED – 9:38 pm

Next Council meeting will be April (date TBD)