

MINUTES OF THE MEETING OF
STRATA COUNCIL
STRATA PLAN NW 2040

Held Virtually

Jan 11, 2023

COUNCIL IN ATTENDANCE

Aaron Ydenberg	Strata Chair & President
James Kennedy (absent)	Treasurer
Kieron Gibbons	Maintenance Liaison
Terry Callender	Landscape Liaison
Fayyaz Fatehali	
Michael Horvath	

CALL TO ORDER – 7:30 pm

- 1) Approval minutes from Nov 16 meeting – Approved unanimously
- 2) Concrete quote (deferred to Feb meeting based on weather)
- 3) Drainage quote
 - Council discussed proposals from Drainrock Industries for:
 - a. French drain system to correct pooling issues behind 9125 Ridgemoor and between 9054 and 9062 Moorside
 - b. Hydroflushing of existing perimeter drainage systems
 - Council does not have approved budget for these amounts this year.
 - Council will put forward as a capital project proposal at next year's AGM.
- 4) Exterior work conducted without council notice or approval (braemoor)
 - Owner will be correcting repairs to put the exterior back to original, consistent state, but with added insulation.
 - Council will follow-up with owner and with contractor
 - Council will seek legal advice regarding responsibility for these repairs (Michael)
- 5) Rain and Ice dam leak damage
 - Council to verify with affected owners if they have contacted their home insurer.
 - Council to research responsibility for weather events, when envelope fails during a ice damming event, causing interior damage
- 6) Snow clearing supplies and contractors
 - Council has been resupplied with ice melt product

- Council discussed the value for money of Beaudry's snow removal service, and feel it warrants having them put us on their regular snow removal schedule.
- 7) Rental rules
- Council will send an update and reminder on the process required. Owners must still register rental contact information with strata council, but council cannot restrict or screen rentals.
- 8) Tree service review
- Dead and fallen trees to be added/updated on tree inventory
- 9) Carport repairs – rodents
- Council received a quote from an owner (~\$700) to repair barrier between carport and basement, and prevent rodent access.
 - Council will remind owners that feeding rodents and wildlife is not permitted.
 - Council will retain Rentokil to investigate 3 affected units.
 - A building envelope project would need to be complex-wide, and may depend on findings of building envelope assessment study
- 10) Bridge structure issues
- a. Contact point is James Loda from City of Burnaby Engineering. We may want to have him come back and examine structure.
- 11) Window replacement
- a. Council will arrange an initial meeting with a contact who can do a walkabout, do some measurements, and make a recommendation on a contractor (Marvin Windows).

Meeting adjourned: 9:18 adjourned