

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

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Held Virtually  
Feb 15, 2023

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**COUNCIL IN ATTENDANCE**

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

Call to order – 7:36

Council reviewed January minutes and rental changes. Council will also look into the necessity of creating a specific short-term rental bylaw.

January minutes approved

Exterior work (lower tub) follow-up

Council will approve dimensions and appearance requirements, similar to storage shed rules, if other owners want to follow suit, get appropriate or required permits, and make common modifications.

Budget review

Council kept fees low by removing “general maintenance”

All budget items are almost completely committed for the year, and there is little room for any additional unexpected expenses.

Repairs

Water damage from roof

- Council does not have the authority to pay for interior repairs, unless the damage is greater than strata’s overall deductible.
- Council must notify of unexpected expenses added into our budget. Emergency repairs still need to be completed, but all owners must be notified of any additional expenses to strata.

Carports

- Contractor quoted repairs to prevent rodent from entering unit from carport in 2 units (9046 Moorside and 9120 Ridgemoor). Total cost = \$705 + tax).
- Alternative quote reviewed (~\$750 / unit)
- Motion to approve \$705+ tax carried unanimously
- Council will retain Steritek to complete fix

#### Spring Project Planning:

Manifolds - Terry to confirm with Trust-it - quote still valid and schedule for late March/early April

Concrete and sidewalks - Kieron to contract vendor to to schedule (Parking space, pathway btw moorside and ridgemoor, drive on braemoor, path btw moorside and braemoor)

#### Landscaping

Contract renewal – Beaudry offers a report that includes recommendations for work to improve the appearance of the site in their contract. Before renewing our contract for next FY, council will request this report and review the contractor's advice and recommendations.

#### Snow Clearing

Council will monitor the forecast and have Beaudry put us on their "snow list" if there is a significant snowfall

Adjourned at 9:02