

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

Held Virtually
March 15, 2023

COUNCIL IN ATTENDANCE

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

Call to order – 7:42

Follow-ups from last months meeting
Approve Feb minutes – approved

Update on website –

Website has been down since Jan 1, now needs to be corrected as website is relied on for minute, access to rules/bylaws, and communication with owners
Access to bylaws (need to be updated based on AGM)
Access to meeting minutes (should be distributed ASAP)
Council will distribute recent minute via email and take necessary steps to get website back up and running ASAP

Review Projects for this year

Sidewalks/Concrete

Quote at \$27.5k, budgeted amount = 18k + 19k
Council discussed the options available to us (grinding, lifting, repairs). Motion to accept quote and move to schedule the work (4 projects). Accepted.

Water manifolds

Contacted Trust-it (contractor), and we're waiting on some potential start dates from them. Council discussed our preferred dates as late April or May.

Electrical Survey

Council member conducted research on BC Hydro requirements for upgrading transformers. This involves technical information that an

electrician would need to complete, to work on scoping a possible upgrade to “future-proof” the complex.

Council had questions:

1. Cross check with previous council’s electrical study information, see what we have already.
2. Scope the research to see what it might cost to hire an electrician to participate

Window research

Council had Centura glass do an assessment on a single unit, and a complex walkabout for a total window inventory. Contractor will put together a preliminary report (costs and proposed products). Council has requested a good/better/best option.

Contractor confirmed that our window sizes are not currently standard manufacturing sizes and would need to be a custom project.

Council’s plan is to select a style of window based on the information provided, and seek competitive quotes.

Funding issues

Broken pipe – council reviewed materials indicating that pipes in exterior walls are common property and therefore strata responsibility to repair. Council will confirm the research by following up with CHOA and a knowledgeable expert. Council will also consult the strata plan to confirm findings.

Water damage from ice damming – council received a bill for emergency remediation of 9061 Moorside. Council discussed. While council does not have authority to pay for repairs, Strata does have responsibility for emergency remediation when there is potential damage to common property. Strata obligations hinge on interpretation of the word “repair.” Additional research required to confirm authority and responsibility for this remediation.

Adjourned 9:05 pm