

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

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Held Virtually  
April 19, 2023

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**COUNCIL IN ATTENDANCE**

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

Call to order – 7:34

1. Approve March minutes - Approved
2. Website update – Mountaingate.ca is back up and running
  - a. Council to update rules and bylaws as per changes at 2022 AGM
  - b. Council to update with approved minutes since website has been down
  - c. Council to notify owners
3. Comms with owners re: windows
  - a. Proposal incoming from Centra windows incoming, and would like to schedule a meeting with council. Council will schedule a supplementary meeting with the representative.
  - b. Other proposals also incoming, after 2 other site visits from contractors.
4. Concrete and asphalt work
  - a. Quote for asphalt patching is very reasonable, and should be done at the same time as concrete work to save money.
    - i. North side of Ridgemoor (sinking divot)
    - ii. North side of Moorside (Crumbling section)
    - iii. Bottom “drainage area” of Moorside
    - iv. Sidewalk and parking at the top, South side of Moorside
    - v. Sidewalk and driveway on Braemoor
  - b. Council will add this asphalt repair work to the scope of work for sidewalk and roadway repair.

- c. Council will schedule work for after Manifolds are complete (beginning May 2), to add sidewalk/driveway repairs to scope as well.
  - d. Council agrees to move forward with this work, but will seek an updated quote from the company for the added scope before approving.
- 5. Manifold project
  - a. Council has confirmed start date of May 2, 2023 for manifold replacements of final 2 quadplexes. Affected owners have been notified.
  - b. Moorside quadplex will be scheduled first, followed by Ridgemoor.
  - c. Council will confirm the contractor's detailed plans, and request that only one building be without water at a time.
  - d. Council will remind owners to open their rear hose bibs to supply temporary water lines.
- 6. Final decisions on expenses for ice damming remediation, roof repair, and drain pipe leak.
  - a. Roof repair (9061 Moorside) - \$4877 quote from Roofix for permanent repairs. Council will defer to May meeting for a final decision. If no secondary quote received, council will vote on accepting Roofix's quote.
  - b. Emergency response to water damage (9061 Moorside) - \$1900 invoice from Essential Restoration to prevent additional damage to common property (envelope, siding, framing) – **Approved to pay**
  - c. 9247 Braemoor – \$850 invoice to repair leak in drain pipe within wall between common property and limited common property.  
This is strata responsibility to pay for repairs - **Approved**
    - i. Council will look into updating bylaws to clarify that any utilities serving a single unit is part of the strata lot and owner responsibility in the future to better represent our complex.
  - d. Council will notify all owners of these unexpected expenses
- 7. Owner conflict re: noise
  - a. Council discussed and agrees that at this stage no bylaws have been violated. No further action required.
- 8. Review landscape contractor report for improvements (attached)
  - a. Work within the scope of the existing contract
    - i. Approve all work suggested
    - ii. Council will request that owners let us know specifically if they would like Beaudry to manage their front flower beds, or if they would prefer to manage them on their own.
  - b. Work on top of existing scope
    - i. Council will request costs of options A, B, and C before making a decision

Adjourned – 9:15