

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

Held Virtually
June 15, 2023

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 – 7:30

1. Approve April minutes – Approved
2. Electrical capacity – Michael
 - a. Council was working to get estimate from BC Hydro to upgrade transformers. This would be the first step to upgrading our own capacity.
 - b. Advice has been to get an electrical engineer. This is the proper person for the info we need. Councilor has sought 2 potential suppliers,
 - c. Option 1: \$1100 plus GST estimate to get engineer on site, talk about options for upgrades to determine required level of service, then we could request electrical design options (minimal, upgrade, etc), then contract (PTX electric)
 - d. Option 2: Electrical capacity study (VT engineer) \$2450 for review drawings and as-built (we would provide information) , collect info on each unit's load and use, review use of whole system (suite out to transformer), calculate load based on 2021 code and remaining service capacity. Might not need new transformers, might need whole new rooms.
 - e. Council position – question really is what do we need in the future state? 200A service per unit?
 - f. This may need to be budgeted in the next fiscal year
3. Window update (Fayyaz and Aaron)

- a. Questions – what about the variation in number of windows?
Council should consider different prices for different window configurations (ie different prices for inside vs outside units)
 - b. Council discussed meeting with Centra, presentation from representative. Recommendations for process and communication with owners. Next step would be a meeting with council, and getting a pulse check on owners. Arrange meeting with Chris June 26-29
 - c. A1 windows and doors.
 - i. Estimate over the phone, provided based on relayed information at \$35,000/unit. Rep seemed less interested.
 - d. Waiting for info from 1 other contractor
 - e. Hazardous materials report is required. Council discussed the potential impacts if this becomes an issue.
 - f. Grant applications would have to be dealt with individually, but we could coordinate the energy audit required for greener homes grant. (pre and post retrofit audits). Up to \$5000 per owner.
- 4. Fence application (Ridgemoor) - **approved**
 - 5. Concrete work update (Kieron and Fayyaz)
 - a. Fayyaz and Kieron have been in contact with Doug (Four Brothers concrete). With the delay in starting the water main and floor concrete repairs (concrete patches), he had to start another project using all of their smaller equipment. He will be starting our large concrete repair as soon as possible (walkway, sidewalks and driveway).
 - b. We expect a schedule next week, will need to update owners
Priority is the driveway on Braemoor
 - 6. Maintenance work (siding at 9088 Moorside, window at 9065 Moorside, roof at 9069 Moorside) – update to council provided on essential repairs
 - 7. Pest Control contract (aaron)
 - a. Council need to engage with the contractor. Specific issues are dealt with efficiently and promptly, but the monthly service seems to be lacking.
 - b. Request more information on scheduling
 - 8. Insurance renewal
 - a. Questions from broker need to be answered
 - b. James to research alternative providers for a potential competitive quote

Adjourned – 9:32 pm