

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

Held Virtually
July 25, 2023

COUNCIL IN ATTENDANCE

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

Call to order – 7:55

1. Approve June minutes – Approved
2. Windows
 - a. Council discussed the 3rd quote received, which is slightly lower than Centra's quote, but does not include final painting touchups.
 - b. Council will package information to owners
 - i. provide 3 quotes and bottom line, prices and differences
 - ii. seek owner input
 1. support for the potential project
 2. willingness to finance up front vs over time
 3. personal finance or strata financing options
 - c. Council will seek additional information on financing options
 - i. Contact Scotiabank advisor for info on loan products available.
3. Concrete work Update
 - a. Contractors will return tomorrow (July 25) for asphalt work
 - b. Sidewalk repair is to be scheduled
 - c. Full set time for concrete is 28 days
4. Parking discussion – Kieron
 - a. Visitor parking on site displaces owners. Council will prepare bylaw amendment for discussion and inclusion in 2023 AGM to restrict usage of common property parking spots when the owner does not already occupy their own carport.
5. Contractor follow-up

- a. Pest control – no follow-up from Rentokil, no invoices since April 2023. Council will need to seek quotes to replace this contractor
- b. Potential ant issue to be investigated which could lead to concrete support issues. Council will source a quote to remove the ants.
- c. Alternative pest control contractor for wasp issues
 - i. Motion for up to \$300 for wasp remediation – approved unanimously.
- 6. Insurance – Council discussed the recent valuation report, and the likely effect it will have on our insurance rates for next year. We can expect another increase, although unlikely to be as much as last year's increase (\$8,000).
- 7. End of year prep – Council discussed progress on commitments from last year's AGM, and early discussion of agenda items for the 2023 AGM.
- 8. Maintenance work (siding at 9088 Moorside, window at 9069 Moorside, roof at 9065 Moorside) – update to council provided on essential repairs.
 - a. Council will proceed with scheduling roof repair at 9065 Moorside, and request a fix of the window at 9069 Moorside
 - b. Siding repair at 9088 Moorside to be scheduled.

Adjourned – 9:25 pm