

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

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Held Virtually  
Aug 31, 2023

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**COUNCIL IN ATTENDANCE**

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

Call to order – 8:01

1. Approve July minutes – Approved
2. Pest control
  - a. Additional wasp issues on Braemoor. Rentokil agent will be returning to deal with this as well as rodent issues at 9140 Ridgemoor. Approve up to \$800 to deal with ad-hoc pest issues – **approved unanimously**
  - b. Council discussed the importance of a building envelope assessment. This would help as a planning tool for future projects including work needed to proactively address rodent issues complex-wide and for window replacement.
  - c. A number of dryer vents throughout the complex need to be replaced. Council will do an inventory for a complex-wide project.
3. Windows
  - a. Based on survey results for the window project, council may not have enough support for a 75% majority vote. Council will need more information about owner's concerns before continuing.
  - b. Council will bring the results of the survey and the quotes to owners at the 2023 AGM for further discussion and prioritization.
4. Finance year end
  - a. Within 3% variance on expenditures for the year.
  - b. Q3 is finalized with accountants, will finalize info for Q4 and year end statements

- c. Council discussed lessons learned for next year – more money needs to be available for general and building maintenance. budget lines allocated based on AGM votes
  - d. Treasurer will begin prepping options for 2024 budget and AGM
- 5. AGM prep
  - a. Notice to owners – initial call out for agenda items in next week
  - b. Council will begin scheduling, potentially week of Nov 6
- 6. Insurance
  - a. Quote received from BFL for 2023-24 premium, including a 7% increase to \$51,413.
  - b. Motion to renew – **Unanimously approved**
  - c. Council would also like the broker to provide additional details on the increase - break down the drivers of the cost increase. How much of the increase is due to the increased cost of replacement (construction costs)? They should be able to show us the increased premium amount based on the increase in coverage.

Adjourned – 9:31 pm