

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

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Held Virtually  
Oct 19, 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 – 7:52

1. Approve Aug minutes – Approved
2. AGM confirmed Nov 16, notice must be sent no later than Oct 26.
3. Pest control follow-up
  - a. Rentokil returned to deal with insects behind North building on Ridgemoor.
  - b. For the AGM, owners should be consulted on the way forward. Options a) continue ad hoc responses b) seek new regular contractor within existing budget limits (\$100/month). c) seek new regular contractor at increased budget limit (\$250/month)
4. Dryer vent repairs
  - a. Observed entry point for rodents in 2 homes. Council visually inspected all homes for a similar issue, and none were observed.
  - b. MOTION – approval for up to \$600 to replace 2 dryer vents and repair surrounding envelope (siding). APPROVED UNANIMOUSLY
5. Roof and gutter clearing
  - a. Schedule for mid-late November or early December
  - b. Zimco was our previous contractor
  - c. Approval for up to \$2000 for fall gutter cleaning – APPROVED Unanimously
6. AGM prep
  - a. Council discussed agenda items and budget items for the 2023 AGM, and prepared the associated documents.

Adjourned – 9:51 pm