

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

July 8, 2024  
HELD IN PERSON

**COUNCIL IN ATTENDANCE**

Aaron Ydenberg	Strata Chair & President
Derek Martinig	Secretary
Fayyaz Fatehali	Maintenance Liaison
Michael Horvath	Treasurer
Alana Prociuk	Landscape Liaison

**REGRETS**

Kieron Gibbons	Special Projects Liaison
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**CALL TO ORDER**

Meeting was called to order by the Strata Chair at 7:30pm.

**STANDING BUSINESS**

*1. Approval of meeting agenda*

The agenda was reviewed and approved.

*2. Approval of previous meeting minutes (June 2024)*

The minutes from the previous meeting were reviewed and approved.

*3. Financial Updates*

The insurance appraisal prepared by Suncorp Valuations was distributed to the members of council prior to the meeting. This valuation is required for Strata to obtain its complex-wide insurance. No questions or concerns were raised regarding the report.

Michael noted that we are now into the final quarter of the fiscal year and our balance sheet is still favourable, even with the pending landscaping and building repair expenses. Council will next turn its attention to developing next years budget, to be presented for approval at the annual general meeting (AGM) in the Fall.

*4. Landscaping Update*

Alana provided an update on the different landscaping projects around the complex which included the following:

- Beaudry is attempting to treat the camellia blight with weekly spraying of soap and warm water.
- The planter boxes (at the entrances to the three driveways) have now been replaced. The sign at Braemoor could not be straightened as there was an active hummingbird nest in the vertical post. The leaning sign will be addressed later in the year, when the hummingbird has hopefully vacated the nest.
- Beaudry has sourced the replacement railway ties for the retaining wall repair on Moorside and will commence that work shortly.

- Council has yet to obtain a quote for the dead tree removal on Ridgemoor. We will inquire with Beaudry and other tree removal companies.

## **PREVIOUS BUSINESS**

### **5. Flat Roof Assessment**

Two quotations from Neo Roofing Solutions and one quotation from Cambie Roofing were provided to members of council prior to the meeting. Neo Roofing provided a quotation to complete the repairs and preventative maintenance and an additional quotation to address the repairs only (as identified in the report from Design Roofing). Cambie Roofing's quotation was for repairs only. It was decided to proceed with the quotation provided by Neo Roofing Solutions which included both repairs and preventative maintenance.

Further discussion was had about the timing of the repairs, as there was insufficient room in this year's current budget. It was noted that work would likely not commence until September (or later), which would fall into the 2024-2025 fiscal year. Council will recommend that the remaining budget assigned to roofing repairs in 2023-2024 be transferred to the next fiscal year and set aside additional funds to complete this necessary work in 2024-2025.

### **6. Window Replacement SGM**

Council reviewed the feedback captured in the 'pulse check' survey that was sent out on July 5, 2024, with detailed information regarding the two short-listed window contractors. It was apparent from the initial results (which included over 50% of owners) that there was insufficient support to proceed with a window replacement project requiring a special assessment of approximately \$21,000-23,000 per unit.

*Note: Council would need over 75% of ownership (in attendance at a Special General Meeting or AGM) to vote in favour of a special assessment levy to proceed with the project.*

As a result, council will not proceed with a special general meeting, nor will they attempt to coordinate any product demonstrations. An update on possible next steps will instead be provided at the AGM.

### **7. Asphalt Repairs**

Nothing to report currently.

### **8. Building Maintenance**

Attila has been informed of the following issues and we are currently waiting on a quote to complete the repairs:

- Backyard gutter inspection and repairs at 9074 Moorside Place
- Lower bathroom insulation and siding repairs at 9277 Braemoor Place
- Siding rot (below the chimney) at 9057 Moorside Place
- Window issue at 9065 Moorside Place

### **9. Reminders regarding noise**

At the request of owners in the complex council has drafted a reminder email, to be distributed shortly after the meeting, about the need to respect your neighbours by keeping music, conversations and other outdoor activities to a reasonable volume. Further to this, owners will be reminded that use of open flames in carports is strictly prohibited. This includes the use of BBQs, heat lamps and fire tables.

## NEW BUSINESS

### *10. Sump Cleaning*

The sumps around the complex were cleaned on June 27, 2024, by Trust-It Plumbing. The contractor indicated that the sumps likely won't need to be cleaned again for several years.

### *11. Stair Cleaning and sealing*

Fayyaz, Derek and Alana have volunteered to pressure wash the front steps around the complex in early August. A reminder will be sent out closer to the date. No plans have been made to seal or stain the stairs following the cleaning.

### *12. Carport Lighting*

The owner of 9125 Ridgemoor informed council that that their carport light is no longer working. Council will look to source a replacement light and have the broken light removed.

### *13. Website Issues*

Council was informed that there are several bugs with the current website hosted at [www.mountaingate.ca](http://www.mountaingate.ca). Guilherme Camillo, an owner on Ridgemoor, has kindly volunteered to assist council by rewriting all the website code from scratch. Council reviewed the updated version of the website and approved the proposed changes. Council would like to formally acknowledge the hard work of Guilherme and pass along our sincere thanks.

Meeting was concluded at 9:30 pm.

Next meeting is tentatively scheduled for August 14, 2024.