

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

August 14, 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 7:45pm.

STANDING BUSINESS

1. Approval of meeting agenda

The agenda was reviewed and approved.

2. Approval of previous meeting minutes (July 2024)

The minutes from the previous meeting were reviewed and approved.

3. Financial update

A reminder from BFL Canada was distributed to the members of council, reminding of the need to renew the Strata's insurance by the end of September 2024. Council may look to obtain an additional quotation, with the same coverage, through another provided, if time permits. A quote from BFL Canada was still pending at the time of the meeting.

4. Landscaping update

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

- Beaudry has confirmed that the retaining wall replacement on Moorside will be completed in 2-3 weeks.
- A quotation for the removal of the dead tree on Ridgemoor was provided by Beaudry; however, there may be some City of Burnaby forms that need to be completed in advance. Alana will confirm what is required before approving the work.
- The new planter box on Braemoor has shifted and the top is no longer square. Beaudry is aware of the issue and will return to fix the problem shortly.
- We are still seeking quotations to have the annual tree maintenance around the complex completed. It has been difficult to get responses from several of the companies that have been contacted. We are hopeful to have a couple quotations by the next meeting.

PREVIOUS BUSINESS

5. *Flat roof assessment*

Council was informed that Neo Roofing has our project in their queue, and it will likely take 4-5 days to complete all the requested work. Instead of sending multiple teams for 1-2 days per week, sporadically, the contractor will instead schedule the work when a single crew is available. This is likely to be in September. More information will follow, when available.

6. *Asphalt repairs*

Nothing to report currently.

7. *Building maintenance*

Attila has commenced addressing the outstanding repairs around the complex. The gutter repairs have been completed at 9074 Moorside Place and the window issue at 9065 Moorside place has been remedied. The siding rot at 9057 Moorside Place and lower bathroom insulation are still pending.

8. *Stair cleaning and sealing*

The pressure washing of the front steps around the complex was completed on August 10, 2024. Council will now be looking to seal the stairs in the coming weeks, preferably when the weather is warm and dry.

9. *Carport lighting repair*

Council was informed that the owner of 9125 Ridgemoor has already replaced the broken light in their carport with another fixture, one that is not like others used in the complex. Instead of replacing the light fixture, council will look to replace all carport and backyard fixtures in the next fiscal year, with fixtures that have more effective motion sensors and increased lumens (brighter light) to hopefully deter the hungry bears.

10. *Website updates*

The newly refreshed website is up and running at www.mountaingate.ca; however, there is a bug that is preventing the download of documents (e.g. meeting minutes, bylaws, rules, etc.). Guilherme is continuing to work on the website and will hopefully have it fully functioning shortly.

11. *AGM preparation*

With the fiscal year coming to end in August, Council is turning its attention to the planning of the Annual General Meeting (AGM), likely to be hosted in late October or early November. The following projects/agenda items were discussed:

- Carport and back patio lighting (see item #9 above)
- A building envelope assessment (deferred from this year to instead focus on the roof)
- Obtaining financial services to prepare a long-term budget (20-25 years) for the complex, utilizing the information from the depreciation report and council feedback/priorities
- A special assessment to upgrade the near or over capacity transformers in the complex which could enable individual unit heat pump installations.

Council was also informed that Michael will be stepping down from the role of Treasurer. This will result in two vacancies, treasurer and member-at-large going into the next fiscal year. Council would like to acknowledge the hard work and thoughtful approach that Michael has brought to the role over the last couple of years. His contributions will be greatly missed.

NEW BUSINESS

12. Rodent issues/siding deterioration – 9150 Ridgemoor Place

Council was informed over the weekend that due to rotting siding at 9150 Ridgemoor Place, rodents were able to penetrate through the building envelope. Council has contracted Atilla to complete the repairs, which he has started earlier this week, and will be offering pest control services to aid in the removal of any rodents.

13. Request to alter building envelope – 9155 Ridgemoor Place

The new owners of 9155 Ridgemoor Place have requested the installation of a security camera along the back wall of the unit (to view the patio and sliding door area) in addition to an electronic lock for the front door. Council approved the request and will inform the owner of the decision.

14. Concerns raised by owners

Council reviewed correspondence from multiple owners about noise in the complex, primarily related to gatherings in the front of units/in carports. It was confirmed that no formal complaints have been made and it appears that since receiving the correspondence, the owners have attempted to resolve the matters themselves.

Additional correspondence was reviewed about accidental damage caused by 'unsupervised' children. It was noted that a recent incident, involving a child on a bike, resulted in damage to an owner's vehicle. No formal complaint was made, and the matter has been addressed; however, Council reminds owners that they are responsible for damage caused to other owners' property and that of the Strata (limited common property).

Meeting was concluded at 9:25 pm.

Next meeting is tentatively scheduled for September 18, 2024.