

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

September 18, 2024

HELD IN PERSON

**COUNCIL IN ATTENDANCE**

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

**REGRETS**

Derek Martinig	Secretary
Kieron Gibbons	Special Projects Liaison

**CALL TO ORDER**

Meeting was called to order by the Strata Chair at 7:33 pm.

**STANDING BUSINESS**

*1. Approval of meeting agenda*

The agenda was reviewed and approved.

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

The minutes from the previous meeting were reviewed and approved.

*3. Financial update*

Council reviewed quotes for 2024/25 insurance from our current insurance broker (BFL) and a new potential broker (Schill). A comparison document was prepared by the treasurer. Schill's premium is significantly cheaper (by approx. 11k cheaper) but would reduce coverage, comparatively, in some key areas.

Council contacted BFL to inquire about a more competitive offer. BFL provided options for discounted premiums with 2 different insurers.

Treasurer strongly recommend we go with BFL's Cansure option for a lower premium. This will provide the same high levels of coverage we would get with BFL, much lower deductibles for property damage claims, while foregoing some small coverages in BFL's extension package, many of which do not apply to Mountain Gate.

Motion to accept proposal Cansure proposal for \$34,009 annual premium. Passed unanimously.

Year-end financial statements have been drafted and sent to our accountants.

Council sought quotes for a depreciation report to assist with long-term financial planning. More information will be presented to owners at the Annual General Meeting.

4. *Landscaping update*

**Beaudry Business**

- Beaudry noted they will complete retaining wall repair by week of Sept 23.
- Braemoor planter box was dislodged but now fixed

**Mountain Gate Signs**

- The Main Mountain Gate sign at the corner of Ash Grove and Forest Grove is rotting and at the end of its life. Council will seek owner input at the AGM and budget accordingly for next year.

**Arborist Quote**

- Council toured the grounds with Linden Tree Care and received a quote for tree pruning and removal.
- A City permit is required to remove trees three trees near the creek between Braemoor and Ridgemoor though there is a permit fee of \$270 and a bond for \$1029. The bond will be returned once the trees are replaced with species recommended by the City. Council raised questions regarding whose property on which the trees are situated with the City but did not receive a response. Council will attempt to clarify the property lines around the trees identified for removal by Linden.
- Council will meet with Bartlett in early October (oct 3, 11 am) to obtain another quote for tree pruning and removal.

**PREVIOUS BUSINESS**

5. *Flat roof assessment*

Neo roofing will begin roof maintenance and repairs as outlined in the roof assessment report next week. Council will advise owners of the work once the specific date is confirmed. Council will also direct Neo Roofing to unbolt a reasonable number of flashing diverters and inspect the roofing and sealing below.

6. *Asphalt repairs*

Nothing to report currently.

7. *Building maintenance*

Council discussed the ongoing costs of siding maintenance, and the potential value of updated depreciation reports and asset plans.

8. *Stair sealing*

Council pressured washed, sanded, and sealed owners' entry stairs around the complex. Council will work over the next month to complete the work.

9. *Website updates*

No update at this time.

#### *10. AGM preparation*

Council discussed potential motions to be brought forward to the AGM and owner-submitted proposals received to date. Potential topics include electrical capacity upgrades, patio lighting, owner-proposed motions, among others. Council will distribute a notice of AGM with proposed agenda items and motions in the coming weeks.

Council considered virtual options for the AGM, however, many technological issues would need to be addressed to broadcast the meeting, have discussions virtually and vote virtually. As an alternative, Council will plan to hold a virtual town hall meeting prior to the AGM where owners can learn more about the motions and raise questions. This can help inform proxy votes if owners are unable to attend the AGM in person.

Council discussed how to present motions and maintenance items for consideration by owners at the 2024 AGM.

### **NEW BUSINESS**

#### *11. Owner Complaint*

Owners have issued reciprocal complaints a number of times. Council considered possible actions to be taken to respond to the complaints. Council will respond to both owners with their decision.

#### *12. EV Charger Request from Owner*

An owner submitted a request to install an EV charger in their unit and is wondering if Council will obtain an Electrical Operating Permit at a cost of \$950 to allow for the installation of the charger and an electrical switch. Council is not certain why the strata would fund the permit and licensed Field Safety Representative (FSR) needed to satisfy the requirements of a regulated product that is the property and being used solely by a single owner.

However, should council obtain these permits and services as part of a complex-wide electrical upgrade project, they could fulfill the requirement of individual owners as well.

Meeting was concluded at 9:41 pm.

Next meeting is tentatively scheduled for October 9, 2024.