

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

October 9, 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 (September 2024)*

The minutes from the previous meeting were reviewed and approved.

*3. Financial update*

Council has received draft year end financial statements from our accountants (Marsh and Marsh). Council will obtain final statements and distribute to owners prior to the AGM. Council expects no changes between the draft statements shared with owners and the final statements.

Members discussed budget options for the upcoming AGM to ensure all members understood.

*4. Landscaping update*

Retaining wall behind 9065 Moorside was replaced by Beaudry.

Council discussed the tree pruning and removal quotes from Bartlett and Linden. Removal of live trees was recommended in the quotes which requires a permit from the City of Burnaby.

Bartlett's quote was more competitive with a slightly smaller scope of work. Council agreed the smaller scope of work was appropriate and approved the quote provided by Bartlett.

## **PREVIOUS BUSINESS**

### **5. *Flat roof assessment and roof maintenance***

Neo roofing has been working to complete moss removal and roof maintenance. Some owners have notified that not all loose moss was cleared. There may be some moss remaining on gutter guards, changing the flow of rain runoff. Council will do a final check of the work once it is complete.

Once Neo's work is complete, Council will schedule a gutter cleaning for later this fall, targeting mid-November.

### **6. *Asphalt repairs***

Council discussed cost-effective options to repair the potholes around the Moorside traffic bridge. Council will purchase an asphalt patch kit and repair the potholes.

### **7. *Building maintenance***

*Lights to be replaced on lampposts throughout the complex.*

### **8. *Stair sealing***

Council will budget for the remaining stair sealing in 2024-25.

### **9. *Website updates***

No updates at this time.

### **10. *AGM preparation***

The 2024 AGM is scheduled for Oct. 29, 7PM at 9887 Cameron St, Burnaby, BC, V3J 1M3. Council will sign the contract for the venue registration.

## **NEW BUSINESS**

### **11. *Owner question regarding question of the bridges***

Members discussed an owner question regarding the structural state of the pedestrian and traffic bridges.

Council will ask the selected depreciation report contractor to see if bridge structural inspection can be added to the depreciation report scope. If not, Council will seek quotes for an engineering inspection of the two bridges.

Meeting was concluded at 8:31 pm.

Next meeting will be scheduled following the AGM.