

MINUTES OF THE MEETING OF STRATA COUNCIL
STRATA PLAN NW 2040
February 17, 2026
HELD IN PERSON

COUNCIL IN ATTENDANCE

Derek Martinig	Strata Chair & President
Stephanie Salbach	Treasurer
Brent Chadwick	Member-at-Large
Wendy Zhong	Member-at-Large
Fayyaz Fatehali	Maintenance Liaison
Alana Prociuk	Landscape Liaison

REGRETS

Danielle Gibbons	Secretary
------------------	-----------

CALL TO ORDER

Meeting was called to order by the Strata Chair at 6:30 p.m.

STANDING BUSINESS

1. **Approval of meeting agenda:** The agenda for the meeting was circulated and reviewed. The agenda was approved as presented.
2. **Approval of previous meeting minutes** (January 2026): The minutes from the previous meeting were reviewed and approved.
3. **Landscaping updates:** Alana informed council that she had conducted a walk-through of the complex with Adam from Jim's Mowing. They discussed the drainage areas adjacent to 9215 Braemoor and 9077 Moorside and possible remediation. Adam committed to providing some ideas in the coming weeks. It was also noted that their maintenance will commence in earnest in early March.

Council also discussed a potentially problematic tree at 9135 Ridgemoor, a concern that was raised several months ago. The tree (which is potted) has roots which have broken through the bottom of the pot and are starting to take root in the ground. Alana will discuss this tree with Jim's Mowing and report back to Council.

Lastly, Council reviewed a concern from an owner about the green space adjacent to 9299 Braemoor. With the removal of the dead tree in the area, dogs are more frequently using this space as a bathroom and their respective owners are not cleaning up. The owner has asked that Council look at ways to either limit access to this area or improve the appearance, so dogs are less likely to use it as a bathroom. Council noted that the

combination of poor soil and cedar trees in this area make growing plants difficult; however, we will assess whether ferns or other shade-loving native plants could be used. This plan will also be discussed with Jim's Mowing.

4. **Finance updates:** Council reviewed the budget vs actual financial statements prepared by Stephanie up to and including January 2026. Beyond the expected overage attributed to the roof and gutter cleaning, all other accounts appear in order.

Council reviewed a quotation for monthly accounting services provided by Irena Herbut. The total cost of the quotation was comparable to what Marsh and Marsh currently charges, so council will seek other quotes before making any changes to our current accountant.

PREVIOUS BUSINESS

5. **Building maintenance:** A new roof vent was installed at 9145 Ridgemoor to address the condensation that was accumulating in the attic space. This work was completed by Neo Roofing on January 22, 2026, who also addressed a small leak that was identified near the chimney.

On January 30, the owners of 9073 Moorside informed council of a roof leak when water started dripping through the third-floor ceiling. Neo Roofing was able to attend over the weekend and repair the leaky roof area. The repairs were completed on January 31, 2026.

Council was also informed of an overflowing gutter at 9150 Ridgemoor, noted during one of the recent heavy rainfalls. Fayyaz will bring this to the attention of Aquarius Window Cleaning when they return in the Spring to clean the complex windows.

6. **Vehicle bridge repair:** Following the last meeting in January, a fourth quote to perform the asphalt and waterproof membrane installation was obtained from Grandview Blacktop. Council reviewed the four quotes again and made the decision to proceed with Burnaby Blacktop. Burnaby Blacktop was informed of council's decision, and a contract was signed on February 5, 2026. Council anticipates that the work will commence sometime in March when the daily temperatures are higher. Owners will be informed when the construction dates are established.

Council has also been working on a formal complaint regarding the unethical practices of Contech Engineering Ltd and their chief engineer. Council has spent considerable time over the past month collecting evidence and formulating a written complaint that accurately reflects our experience over the past 8 months. On February 10, 2026, council submitted their complaint to Engineers and Geoscientists British Columbia (EGBC). Our complaint was acknowledged on February 11 and the investigation into our concerns is now underway. In filing the complaint, we are hopeful that Contech Engineering will be reprimanded for its business practices and to obtain clarification

about the structural stability of the vehicle bridge. However, it was noted by the Intake Analyst at EGBC that we may still need to obtain a second engineering opinion, unrelated to the EGBC complaint process.

Council also discussed the remaining construction materials left by Metrogold Construction and Contech Engineering, adjacent to the parking spots near the bridge. It was noted that the Habitat for Humanity Restore (located near Lake City Way) may accept the blue cage as a donation. Brent volunteered to reach out to Habitat for Humanity. Failing this, council may attempt to return the materials to the construction company's place of business.

7. **Electrical planning report:** Stephanie has spoken to the team at Charge FWD and they will be on-site on February 23, 2026, to conduct an inspection of the electrical rooms. It is our understanding that this is the last step in their review process.
8. **Door Replacement Research and Legal Advice:** Stephanie has spoken to our lawyer at Hamilton and Co about this request. We were informed that research into this matter will cost approximately \$2,000, some of which will be covered by the retainer we have previously provided for the bridge outstanding payment legal analysis. Council agreed to proceed with this analysis, however, some concerns were raised about expanding the scope to include individual owner window replacement. While the concerns were acknowledged, we agreed to proceed with the analysis before making any final determination on next steps. Stephanie will connect with the team at Hamilton and Co. and inform them of our decision.

NEW BUSINESS

9. **EV Subsidies:** Council was provided some new information about subsidies available for Electric Vehicle (EV) charging projects, including the installation of infrastructure to support level 2 charging. While we are still waiting on the Electrical Planning Report to officially document our electrical needs, these subsidies might lessen the cost of the complex transformer upgrades tentatively scheduled in 2026-2027.
10. **Pest Control Update:** Fayyaz informed council of the successful first month noted by Westside Pest Control, in terms of trapping rodents. Fayyaz also confirmed that Westside would not remove the pre-existing traps left by Rentokil. Derek has since collected all the pre-existing traps and Alana will investigate how they can be disposed of.
11. **Carport Storage:** Several members of the community have raised concerns about the storage of belongings and building materials in different carports around the complex. It was noted that some owners are unable to park their vehicles completely in their carports, due to the storage of belongings, and are therefore blocking sidewalks with their vehicle. To address these concerns, council will be conducting a carport inspection

in the coming weeks. Owners who are found not in compliance with the Strata Rules for carport storage will be informed and given 30 days to comply. Failure to comply may result in an escalation to fines or other measures. Owners will be notified in advance of the inspection and be provided with the current Strata Rules for reference.

12. **Complex Pressure Washing:** Council discussed the need for complex-wide pressure washing including walkways, parking stalls, bridges, curbs, gutter faces and some building exteriors (where green moss has accumulated). It was noted that some companies are already booking up quickly for the spring and action should be taken to secure updated quotes and a tentative date. Wendy volunteered to reach out to the companies that were approached last year and report back to Council.
13. **Complex Security:** Last week, an owner noticed a man walking around the complex with a tool bag/box during the day. The individual approached at least one front door, appeared to look around and then moved on. The individual was then seen walking behind several units on Moorside and Ridgemoor before leaving. While nothing was damaged or stolen, Council reminds owners to be vigilant and to report any suspicious activity to the RCMP. Checking in with a member of the Council is also a good idea if you are wondering about unidentified trades people in the complex. We appreciate your attention to this matter.

ADJOURNMENT

There being no further business, the meeting was adjourned at 7:35 p.m.

The next Strata meeting is tentatively scheduled for March 27, 2026.