

MINUTES OF THE MEETING OF
STRATA COUNCIL
STRATA PLAN NW 2040

Held Virtually

Nov 16, 2022

COUNCIL IN ATTENDANCE

Aaron Ydenberg	Strata Chair & President
James Kennedy	Treasurer
Kieron Gibbons	Maintenance Liaison
Terry Callender (absent)	Landscape Liaison
Fayyaz Fatehali	
Michael Horvath	

CALL TO ORDER – 7:35 pm

- 1) Approval minutes from October 12 meeting - approved
- 2) AGM Review and retrospective – council discussed summary of the AGM, and the changes and directions from owners.
 - a. Council will:
 - i. Contact CHOA to seek resources on ACV/heat pump rule changes. Council may consider leveraging CHOA membership for legal advice on this issue.
 - ii. Follow-up with owner who proposed rule changes
 - iii. Seek further information to confirm current electrical service capacity for each building, and what would be required to provide full coverage (existing load + AC/heat pump + EV charger) for each unit.
 - iv. Follow-up with City of Burnaby to confirm the maximum load they would permit and approve.
 - b. RE: Window project – James volunteers to do some research. Council is sourcing contacts with market knowledge. Fayyaz will collaborate.
 - i. Council discussed how to research and present options, questions we would have for contractors, market trends (vinyl, double pane, low-e), code requirements, installation process
 - ii. Dependency on building envelope assessment, potential information that could be critical to decision to proceed with window replacement
 - c. Drainage – seeking contractors to provide information and advice
- 3) Roles and Responsibilities

President and secretary – Aaron Ydenberg

Treasurer – Michael , supported by James

Maintenance Liaison – Kieron and Fayyaz

Landscaping Liaison – Terry (TBC)

Member at Large and Project Officer – James Kennedy (windows and envelope report)

4) Website

- a. Council discussed options to meet requirements and functionality of the current website.
- b. Motion to renew domain subscription and proceed with transfer carried.

5) Finance Update –

- a. Council received late invoices for work performed in 2021-22 (roof repair). These have now been paid, but will come from the 2022-21 budget as financial statements for 2021-22 have been finalized.
- b. Council will remind contractors to submit timely invoices for work completed.

6) Maintenance update -

- a. Siding repairs (Ridgemoor) – completed by Essential Restoration. Council will follow-up with owners to ensure work was completed satisfactorily.
- b. Gutters – same price as last time (\$1575) December 19-21 schedule.
 - i. Where gutters are known to be overflowing, council will collect address, photo, and description of areas and provide to contractor.
- c. Manifolds - Follow-up with Trust-it to schedule work and lock-in pricing for spring.
- d. Sidewalks –Council will follow-up on existing concrete quote and approve as a council

7) Doors

- a. Owner applied to adjust carport door to sit 1 inch higher in the frame. No change to structure, but may need to remove some siding (envelope). Professional contractor, no change to uniformity, and owner assumes all risk.
 - i. Carried unanimously

Meeting adjourned: 9:11pm