

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

June 10, 2024
HELD IN PERSON

COUNCIL IN ATTENDANCE

Aaron Ydenberg	Strata Chair & President
Derek Martinig	Secretary
Fayyaz Fatehali	Maintenance Liaison
Kieron Gibbons	Special Projects Liaison
Michael Horvath	Treasurer

REGRETS

Alana Prociuk	Landscape 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 (May 2024)

The minutes from the previous meeting were reviewed and approved.

3. Financial Updates

Financial statements prepared by Marsh and Marsh for the first two quarters of the year were provided to the Council members in advance of the meeting. No concerns were identified.

Council received a rebate from BC Hydro this past month for the EV Ready Plan completed earlier in the year by ChargeFwd. This rebate will be noted as general income in the year end financial reports.

As a requirement of our insurance, an assessor will be on-site on Wednesday to complete a walk-around of the complex. The recent upgrades to the complex (e.g. water main replacements, water drainage, etc.) will also be reported to the assessor to ensure they are captured in the assessment report.

Finally, it was noted that the mailing address associated with the Strata's GIC Investment is our accountants. Michael will follow-up with Marsh and Marsh to determine if this is needed going forward, and if not, attempt to update the address associated with the GIC and our accounts with Scotiabank.

4. Landscaping Update

As our landscaping liaison was unable to attend the meeting, a full landscaping update was not available. However, Strata discussed the dead tree at near the compost bin on Ridgemoor. Council will look to obtain quotes to have the tree removed and any required permitting to do so.

Council also noted that there are several outstanding jobs that have been approved but not completed by Beaudry. Alana will follow-up with Beaudry to obtain a estimate time for completion on this work.

PREVIOUS BUSINESS

5. *Flat Roof Assessment*

Council has yet to receive a quote from any contractor to complete the repairs identified earlier this year, during the roof assessment, albeit not from a lack of trying. It would appear that the summer is the busy season for many roofing companies, and they are unwilling to provide quotations as a result. We are hopeful to have a quote from Neo Roofing the week following the meeting.

6. *Window Replacement SGM*

Council reviewed a comparison powerpoint prepared in advance of meeting for the two leading contractors, Vinyltek and Centra. It was noted that we are still missing some important information from Vinyltek, including customer references or addresses and the identification of the company performing the installation. Vinyltek, unlike Centra, outsources the installation of their windows and council felt this was an important factor to consider before making a final decision.

After much discussion, it was also noted that a decision on the preferred contractor might be a vital factor in an owner's decision-making process. Council admittedly has also struggled to decide on a preferred vendor when both appear to have comparable strengths and weaknesses. Based on this discussion, it was decided to defer the selection of the preferred contractor to the entire ownership, most likely as part of the Special General Meeting.

7. *Carport and Electrical Room Inspections*

The results of the inspections completed in mid-April were communicated to owners, not in compliance with the Strata rules, on June 7, 2024. Strata has not received any questions to date.

8. *Asphalt Repairs*

Nothing to report currently.

9. *Building Maintenance*

Attila has been informed of the following issues and we are currently waiting on a quote to complete the repairs:

- Backyard gutter inspection and repairs at 9074 Moorside Place
- Lower bathroom insulation and siding repairs at 9277 Braemoor Place
- Siding rot (below the chimney) at 9057 Moorside Place

NEW BUSINESS

10. *Sump Cleaning*

Council will seek a quote from Trust-It Plumbing to have this work completed.

11. *Stair Cleaning and Sealing*

Fayyaz will coordinate the cleaning of the front stairs around the complex, primarily to remove the slippery green residue.

12. Window Issue 9065 Moorside Place

It has been brought to the attention of Strata that one of the bathroom windows at 9065 Moorside place does not open. Council will have Attila conduct an inspection and if repairs are required, provide a quotation.

Meeting was concluded at 10:16 pm.

Next meeting is tentatively scheduled for July 8 or 9, 2024.