

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

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*HELD AT 9045 MOORSIDE PL, BURNABY, BC  
July 26<sup>th</sup> 2017*

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**COUNCIL IN ATTENDANCE**

Wayne Fritz	Strata Chair & President
Derek Martinig	Treasurer
Graham Giles	Secretary
Lauren Rotzien	Member-at-Large
Danielle Gibbons	Member-at-Large
Ron Brimacombe	Maintenance Liaison
Terry Callender	Landscape Liason

**CALL TO ORDER**

Meeting was called to order by the Strata Chair at 6:35 pm.

**STANDING BUSINESS**

**1. Approval of Minutes & Agenda**

- The minutes from the June 7<sup>th</sup> meeting was approved. The agenda for the July 26<sup>th</sup> meeting was approved.

**2. Finances**

- The monthly financial statements prepared by Marsh and Marsh were reviewed and found to be in good order

**3. Maintenance Update**

- Cement repair on Ridgemoore and Moorside has been approved for completion, deposit sent in
- Watermain replacement has also been budgeted for \$47,000. Two buildings within the complex will be completed this year
- Drainage weeping repairs to a building on Ridgemoor is estimated to be under \$5,000 and will be completed this summer. This has been put on hold due to siding issues that were found during the last inspection
- Audit on building exterior found multiple units with rotting siding on the back walls near the chimney rise, units affected are 9065 Moorside, 9047 Moorside, 9233 Breamoor, and 9277 Breamore (this is the back wall and not the same as the others), this can wait for repair as the siding is soft to touch but not rotted. 9045 appear to have rotting siding on the second floor along with 9288. Atillia has been approved to complete the repair work

- Main water line replacement is to commence on August 1<sup>st</sup> starting with the first building on Breamoor. It will take approximately 5 days to complete each buildings and 2 are scheduled this fiscal year.
- Fencing will commence on August 21st, we have received 3 request for costing on closing in the back area. The was cost is \$2500 and the information has been passed onto the respective units.
- Window cleaning completed, due to the hot weather there was some issues with water marks along with some windows missed. Strata discussed the issue and recommended that we the hand method from now on

#### **4. Landscape Update**

- Tree trimming work needs to be done, we will reach out to an arbours to get quotes and recommendations.
- Thank you goes out to Nina that has been doing a clean our around the comples removing leaves and twigs

#### **5. Other Business Arising**

- Correspondence from owners – Request from resident to keep stroller in car port this was approved
- Audits done on car ports, thanks for the quick response from owners
- Report of ants entering units – Pest control company contacted and this was taken care of
- Parking violation notification sent to owners, cars can be towed as per bylaws. Reminder only 2 cars per strata lot allowed on property first come first serve – NO VISITOR PARKING, it is the strata lot owners responsibility to notify their guests of this.

Meeting was concluded at 7:55pm