

Strata Corporation 954

MINUTES – September 6, 2016

Meeting held in the home of Alex Thomson – Unit 8, 1602 Morey Road

In Attendance: Norene Cragg, Lydia Kucharuk, Abe Buwalda, Roger Lacasse, Alex Thomson, Rhonda Dickson and Roger Zeng

Meeting called to order at 7:07 pm

1. Quorum was established with those in attendance and proxies held
2. Abe presented the Budget Comparison report which covered the period of October 1, 2015 to September 3, 2016.
3. Depreciation Report
 - a. A detailed Depreciation Report was delivered just this morning.
4. Abe reported that there was a water leak about 1 month ago across the street which was leaching onto the strata property. The city was contacted and the leak was repaired. No damage evident in any buildings.
5. Abe also reported that there have been some criminal activities in the neighborhood, including some drug dealers in the building directly north of the strata. These dealers have since been evicted and things again seem quiet. Abe and Susan are both registering as Captain and Co-captain for the block watch program.
6. Window seals that need replacing will be investigated shortly.
7. Proposed budget:
 - a. Please see budget proposal for the 2016-2017 fiscal year (**includes proposed strata fees per unit**). This will be voted on at our AGM to be held in one week.
 - b. Highlights of the budget included:
 - i. A landscaping increase from \$1,600.00 to \$2,000.00 to accommodate:
 1. Gravel / planter boxes for behind Building 1600
 - ii. Re-painting of building 1600
 - iii. A \$300.00 increase in insurance (estimated)
 - iv. An increase in waste removal (Abe will investigate other companies)
 - v. A \$25.00 increase in hydro to match this year's expenses
8. Roger suggested that the shakes on building 1600 be replaced with vertical boards – will need to get an estimate on this prior to painting
9. Alex mentioned two areas at his place that need eaves trough repair. As well, Norene asked when we last cleaned our dryer vents. Abe will get both of these items taken care of soon.

Meeting was adjourned at 8:02 pm