

Strata Plan NWS58 - Simon Fraser Village
Council Meeting Minutes
Monday March 3, 2025
Location: 3290 Ganymede Drive, Burnaby BC

In Attendance:

Moriah Power	President
Sandra Preston	Vice President
Sheldon Armstrong	Treasurer
Ross Taylor	Secretary
Joseph Henderson McCance	Member at Large
Maxine Haberl	Member at Large
Sonny Shergill	Strata Agent, West Coast Property Management

Call to Order: The Strata Agent, Sonny Shergill, called the meeting to order at 6:30 p.m.

Election of Officers: Nominations and elections for strata council officers for 2025 were held, with the following persons and positions being approved unanimously:

- President: Moriah Power
- Vice President: Sandra Preston
- Treasurer: Sheldon Armstrong
- Secretary: Ross Taylor

Report on Litigation: The Strata Corporation is to report any current litigation as soon as feasible, including Civil Resolution Tribunal matters. There is no litigation to report at this time.

Approval of Previous Council Meeting Minutes: A motion was put forth and seconded to approve the minutes, as published, of the strata council meeting of February 10, 2025 – *Approved Unanimously.*

Approval of Financial Statements to January 2025:

- **Review of Accounts Receivable:** The accounts receivable, as of February 28 2025, were reviewed.
- **Report on Unapproved Expenditures:** There are no unapproved expenditures at this time.
- **Review of January 2025 Financial Statements:** Council reviewed the previous financial statements, including the concern raised by an owner at the 2025 AGM regarding the repayment of the 2024 strata insurance amount to the CRF. The strata agent will take this information back to the strata accountant to review the accounting procedures that took place and remedy any errors.

Business Arising from Annual General Meeting

Landscaping Update: The new landscaping company has visited the site twice since taking over the contract. On the first occasion there were two landscapers and during the second visit, there was one landscaper as the second person went home sick. The strata agent will contact the landscape company manager to ensure that the contracted maintenance work that has not

yet taken place is completed and, moving forward, the company provides sufficient work force to the site to manage the needs of the complex.

Business Arising from Previous Council Meeting

Handyman Update: The alterations to the garbage enclosure in order Final measurements for altering the garbage closure and then be done by the end of the week.

SL67 Sump Pump Relocation: The strata agent is working with FlowSafe to finalize an interior sump removal plan; after receiving which the options will be reviewed by council.

Roofing Repairs: Uptown Roofing reported to the strata agent that they will provide a quote for repair and replacement of roofs, as well as list prioritizing roofs based on condition, now that the weather allows for proper examination.

Electrical Modernization: Woola Inc., the company that council has been working with to provide an initial scope of work for this project, and BC Hydro, are working together to provide recommendations of electrical engineering companies qualified to prepare a comprehensive project plan. The next step will be for council to review and approve a company who would be retained to prepare and submit a plan to council for the consideration of owners.

New Business

Tree Plan: The strata agent will follow up with the BC Plant Health to review the status of the tree plan. A council member volunteered to meet with the BC Plant Health when they visit the complex.

Office in Hall: Some council member earlier volunteered to clear out the office space within the community hall. Next steps are to patch and paint the walls and recover the floor. The strata agent will contact a handyman to get a quote on the cost for this work. Paint and flooring materials were donated to the strata.

Termination of Meeting: 732pm

Next Meeting: Monday April 7, 2025, at 6:30 p.m. in the community hall, 3290 Ganymede Drive.