
**Strata Plan NWS58 - Simon Fraser Village
Council Meeting Minutes - Monday January 12, 2026
3290 Ganymede Drive, Burnaby BC**

In Attendance

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

Guests: SL25 & SL117

Owner Hearing SL126

The owner presented to the Council for 7 minutes (7:17 p.m. to 7:24 p.m.). Council thanks the owner for their presentation and will provide a response within the timeframe required by the Strata Property Act.

Owner Hearing SL155

It was noted that an owner requested a hearing of the Strata Council which took place on September 22, 2025. The Strata provided a required reply to the owner following the hearing.

Call Meeting to Order

The strata management representative, Daren Sello, called the meeting to order at 6:34 p.m.

Approval of the Strata Council Meeting Minutes of December 17, 2025

A motion was put forth to approve the minutes, dated December 17, 2025, as circulated. CARRIED.

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 Financial Statements

1. Review of Accounts Receivable as of January 9, 2026 (In Camera).
2. Report on Unapproved Expenditures.
3. Review of Financial Statements through December 2025.

Business Arising From Previous Council Meeting

1. **Handyman Tasks:** The handyman has completed downspout repairs and is working on realignment of the parking curbs and repairing damaged siding on a unit.
2. **SL67 Sump Pump Relocation:** The relocation of the sump pump from SL67 has been completed but the ground needs to be remediated when the conditions are more suitable.
3. **Drain Blockage:** Council is waiting on a quote from Clearly Plumbing for the scoping of all drainage throughout the entire complex. The Strata Agent has reached out to Clearly Plumbing to follow-up.

4. Electrical Modernization Project: Council reviewed a recently received scope of work and quote to install new underground electrical conduit from the BC Hydro transformers to all meter rooms and upgrade all electrical meter stacks. This would both increase the electrical capacity to units and replace the obsolete equipment. Council discussed this new proposal at length and provided the Strata Agent with follow-up questions to take back to the company.

5. Daycare Lease: The daycare provider responded to the proposed lease with additional revisions, which the Council reviewed. An updated version of the proposed lease was provided to the Strata Agent to take to the daycare provider.

6. Bin Cleaning: A quote was received for quarterly cleaning of paper, container, and glass bins. The quote was discussed and a motion was put forth to approve the quote for quarterly cleaning. CARRIED.

7. Roof Replacement: In addition to the earlier roofing quotes, new quotes were received from Wolf & Wolf, Mack Kirk and OK Roofing for roof replacement. Council discussed the various quotes and scopes in anticipation of presenting a proposal for replacement of roofs to owners at the AGM.

8. Financial Audit: The Strata Agent has provided all of the necessary documents for completion of the financial audit by Dong Russell.

9. Bylaw Review: The Strata Agent has forwarded the proposed bylaw amendments and additions to the lawyer for review prior to the AGM.

10. Hall Accessibility Ramp: Quotes are still being sought for this project.

11. Concrete Pad: Council has received requests for replacement/repair of backyard concrete pads. These replacements are typically considered non-emergency repairs that are typically completed during the warmer weather and within the budget framework. Council is working on a prioritization list of pads for consideration of replacement. Council is also aware that the planned electrical upgrading project will likely require significant concrete repairs throughout the complex.

12. Depreciation Report: Trace Consulting is working on the depreciation report.

13. SL3 Water Ingress: The unit experienced water ingress into the basement through a crack in the foundation. A blocked peripheral drain was found to be contributing to the water accumulation. The Strata Agent requested Park Avenue to provide a quote to seal the interior crack. The Strata Agent is in contact with contractors to provide a plan and quotes to address the blocked drain.

14. BC Hydro Switch Box Replacement: The Strata Agent is still in discussion with BC Hydro regarding their proposal to move the switch box onto strata property.

15. Securing of Compost Bins: The contractor who was asked to provide a plan for securing compost bins in the process of sourcing materials.

16. SL125 Tree Removal: The owner requested that a cherry tree near their unit be assessed. It was found to need to be taken down and a BC Plant Health advises that a tree removal permit is pending.

Correspondence - Owners

1. SL101 regarding: Speeding drivers on Ganymede Drive.

2. SL157 regarding: Update on concrete pad replacement.

3. SL37 regarding: Bathroom renovation.

4. SL130 regarding: Tree removal in backyard.

5. **SL148** regarding: Bylaw letter response.

6. **SL103** regarding: Renovation request.

New Business

1. **SL7 Water Ingress:** The owner reported water coming into their bathroom through the ceiling vent. The Strata Agent dispatched CRS who tarped the roof and inspected roof sheathing and found ingress location to be entering at ridge cap and below ridge cap area, in line with exhaust vent. The Strata Agent was directed to have the roof repairs completed.

2. **Junk Removal:** Bullitt Systems was retained to remove large junk that has been left around the property and near garbage bins. Owners and residents are reminded that it is a violation of the bylaws to dispose of items around the property without arranging proper pick-up by the city, and that they are responsible for properly disposing of junk through available channels.

3. **Electronic Strata Documents:** Council had requested a copy of the electronic documents that remained from when Tribe managed the property. These documents were provided by the Strata Agent.

4. **AGM Budget Discussion:** Discussed in camera.

In-Camera

The meeting was moved in-camera at 7:17 p.m. Responses to owner correspondence discussed in-camera will be sent to owners. The meeting was moved ex-camera at 8:30 p.m.

Termination of Meeting

The meeting was terminated at 8:30 p.m.

Next Meeting

The next council meeting is on Monday February 9, 2026 at 6:30 p.m in the community hall, 3290 Ganymede Drive.



Daren Sello, Strata Agent
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