
**Strata Plan NWS58 - Simon Fraser Village
Council Meeting Minutes - Monday February 2, 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 |
| Daren Sello | Strata Agent, West Coast Property Management |
| Sonny Shergill | Strata Agent, West Coast Property Management |

Regrets

Joseph Henderson McCance Member at Large

Call Meeting to Order

The strata management representative, Daren Sello, called the meeting to order at 6:33 p.m.

Approval of the Strata Council Meeting Minutes of January 11, 2026

A motion was put forth to approve the minutes, dated January 11, 2026, 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 31, 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 completed a repair to the section of siding on the daycare building. The handyman continues to work on realignment of the parking curbs and repairing a gutter at SL7.
2. **Drainage:** A quote was received from Clearly Plumbing to scope all the drains throughout the entire complex. After discussion, Council decided that the cost to the strata for this work is not justifiable and it would be more appropriate to continue to deal with identified problem areas, scoping of two areas.
3. **Electrical Modernization Project:** Responses to Council's follow-up questions regarding the scope of work and cost to modernize our electrical system was received. The Council reviewed this new information in conjunction with the information previously provided and are working on a proposal to bring to owners at the Annual General Meeting.
4. **Daycare Lease:** The new daycare lease has been signed and completed by all parties.

5. Roof Replacement: Based on the quotes and information gathered to date, Council is in the process of compiling a plan for roof replacement to present to owners at the upcoming Annual General Meeting.

6. Financial Audit: The financial audit by Dong Russell is underway.

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

8. Concrete Pad Repairs: 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. This item is tabled until such time.

9. Depreciation Report: Trace Consulting continues to work on the depreciation report.

10. SL3 Water Ingress: Sealing of the interior basement crack has been completed. A plan is being put together to address the blocked drain.

11. 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.

12. SL125 - Tree Removal: The permit was received and the Strata Agent was directed to contact BC Plant Health to initiate the removal of the tree.

13. SL7 Water Ingress: The area that is leaking has been tarped and will be repaired as soon as possible. This work may be completed in conjunction with the roof replacement project.

14. AGM Budget Discussion: Discussed in camera.

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

Correspondence - Owners

1. SL7 - Gutter Repair Request - This has been added to the handyman list.

2. SL72 - Request for Furnace Replacement - Approved by Council via e-mail.

3. SL141 - Request for Window & Door Replacement - Approved by Council via e-mail.

4. SL128 - Request for Furnace & Hot Water Tank Replacement - Approved by Council via e-mail.

5. SL18 - Request for Shed Installation - Approved by Council via e-mail.

6. SL116 - Request for Furnace & Hot Water Tank Replacement - Approved by Council via e-mail.

New Business

1. SL40 - Mold Investigation: Resolve Restoration was contacted by the Strata Agent to attend to the unit after the owner reported mold growth in the ceiling area. Mold and moisture were found in the attic space but the source of the moisture in the attic area was not determined as the result of an inspection and the Strata Agent was directed to determine next steps.

2. Daycare Urinal Leak: A quote was received to repair the urinal in the men's bathroom of the common building. A motion was put forth to approve the repair to the urinal as quoted: CARRIED

3. AGM Notice Discussion:

In-Camera: The meeting was moved in-camera at 7:15 p.m. Responses to owner correspondence discussed in-camera will be sent to owners. The meeting was moved ex-camera at 7:54 p.m.

Termination of Meeting

The meeting was terminated at 7:55 p.m.

Next Meeting:

Annual General Meeting - Wednesday, February 25, 2026
3290 Ganymede Drive, Burnaby BC
Registration Starting 6:30 p.m. - Meeting Starting 7:00 p.m.



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