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**Strata Plan NWS58 - Simon Fraser Village  
Council Meeting Minutes - Monday March 9, 2026  
3290 Ganymede Drive, Burnaby BC**

**In Attendance**

Moriah Power  
Sandra Preston  
Ross Taylor  
Maxine Haberl  
Daren Sello, Strata Agent, West Coast Property Management  
Sonny Shergill, Strata Agent, West Coast Property Management

**Regrets**

Joseph Henderson McCance  
Sheldon Armstrong

**Call Meeting to Order**

The strata management representative, Daren Sello, called the meeting to order at 6:30 p.m.

**Hearing**

The owner of SL126 presented to Council. The Council thanks the owner for the information they provided and will consider their request and respond accordingly.

**Election of Officers**

An introduction of all Council members was made with the new Council to understand the background and suitability of each officer roles for the Strata. The following nominations were made for Officers of the Strata Council, it was Moved, Seconded and Carried to approve the nominations as presented.

President - Moriah Power  
Vice President - Sandra Preston  
Treasurer - Maxine Haberl  
Secretary - Ross Taylor  
Member at Large - Sheldon Armstrong  
Member at Large - Joseph Henderson McCance

**Approval of the Strata Council Meeting Minutes of February 2, 2026**

A motion was put forth to approve the minutes, dated February 2, 2026, as circulated. CARRIED.

**Report on Litigation**

Discussed in camera

**Approval of Financial Statements**

1. Review of Accounts Receivable as of March 6, 2026 (In Camera).
2. Report on Unapproved Expenditures.
3. Review of Financial Statements through January 2026.

**Business Arising From Previous Council Meeting**

1. **Handyman Tasks:** The handyman continues to work to complete realignment of the parking curbs. The Council directed the Strata Agent to request that the handyman paint the back room and repair the exterior door hinge of the community building as well as move the files and filing cabinets from the

shed to the office in the common building. Council also requested the Strata Agent contact Bullet Disposal to remove the broken tables and excess flooring scraps from the community building.

**2. Drain Scoping:** Previously, Council determined the quote provided by Clearly Plumbing to scope all remaining drains in the complex was prohibitively expensive. Following discussion, the Strata Agent will contact Clearly Plumbing to schedule the scoping of drains in two areas of the complex that have been identified as potentially having issues.

**3. Electrical Modernization Project:** A discussion was held regarding the electrical modernization project, including specific cable route options and next steps. It was decided that additional information regarding potential costs and options, provided by companies with the capacity to perform projects of this complexity, is necessary at this juncture. The Strata Agent will reach out to companies who can provide this information.

**4. Roof Replacement Project:** Several Council members met on site with the representative of one of the roofing companies who had quoted on the project. Following this meeting, the Council directed the Strata Agent to take questions from the Council back to the company. Council also directed the Strata Agent to reach out to another company to request that they provide an updated quote for the project.

**5. Financial Audit:** Dong-Russell continues to work toward completion of the financial audit.

**6. Hall Accessibility Ramp:** This project has been tabled until Council has made more progress on the roofing and electrical modernization projects.

**7. Depreciation Report:** Trace Consulting continues to work on completion of the depreciation report. To complete the report, Trace Consulting has requested access to the interior of certain suites. If you have been contacted by the Strata Agent or Trace Consulting regarding access to your unit, please respond as soon as possible to expedite the completion of the report. Granting access for this purpose and this is prolonging completion.

**8. SL3 Water Ingress:** Injection of the crack in the basement wall has been completed.

**9. BC Hydro Switch Box Replacement:** Strata Agent has reached out to BC Hydro on February 13 for more information but has not yet heard back at meeting time.

**10. SL125 Tree Removal:** The permit to remove the tree in question is in place and the City of Burnaby requires posting of a \$1500 bond to ensure that a replacement tree has been planted and is viable. The bond is refunded once the replacement tree has been established.

**11. SL17 Roof Leak:** The roof leak has been temporarily tarped.

**12. Securing of Compost Bins:** The Strata Agent will work with the contractor to ensure that the systems added to secure the boxes does not interfere with the City of Burnaby

**13. SL1/SL2/SL3 Drain Replacement Schedule:** Clearly Plumbing will organize with the owners to schedule this drain replacement. A notice will be coming out as well.

**14. SL40 Mold Investigation:** Resolve Restoration provided a quote for removal of contaminated materials and mitigation in the attic. A MOTION was put forth and SECONDED to approve the quote and proceed with the scope of work described. CARRIED.

**15. Common Building Urinal Repair:** This work has been completed.

#### **Correspondence - Owners**

1. SL126 - Basement Leak Update: PG 1 Hearing

2. SL116 - Roof Leak breakdown was reviewed and further inspection is to occur.

3. SL120 - Pet food on the playground. Council urges residents to **NOT FEED THE ANIMALS OR LEAVE FOOD OUTSIDE.**

## **New Business**

**1. Sump Pump Cleaning Quote:** A quote was received to clean out the sumps in the complex. Council - confirm the interior and exterior. The company will make a priority list. Owners with interior sumps should receive a call from Clearly Plumbing for access to the unit.

**2. Backflow Preventers:** Council inquired to the Strata Agent what happened with the backflow prevention inspection in 2025. The Strata Agent responded that due to an administrative error and the backflow preventers inspection was not completed in 2025 and that Expert Mechanical is scheduled to come and test the backflow preventers in the near future.

**3. Property Taxes:** Council requested the Strata Agent follow up with the city regarding why the Strata was previously paying property taxes

**4. Signage:** There was a discussion about adding more clear signage to more accurately enable people and especially first responders to be able to find specific units at all times of the day and night.

**5. Communication with the Strata Agent:** If you are needing to contact the Strata Agent with a non-emergency request or concern, please phone (604-914-2135 ext. 5) or email ([teamshergill@westcoastpm.ca](mailto:teamshergill@westcoastpm.ca)).

Emergency ext. 2

Due to the large volume of correspondence received, your voicemail message or email must include the following identifiers:

- Your Name
- Strata NW58 and your unit number and/or strata lot number
- Phone number you can be reached at
- The reason for your communication.

**In-Camera:** The meeting was moved in-camera at 8:06 p.m. Responses to owner correspondence discussed in-camera will be sent to owners.

## **Termination of Meeting**

The meeting was terminated at 8:25 p.m.

**Next Meeting:** Council Meeting - Monday April 13, 2026 at 6:30 p.m.



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