

STRATA PLAN #799  
ANNUAL GENERAL MEETING MINUTES  
OCTOBER 7, 2017  
MOUNT WASHINGTON ALPINE LODGE

As commonly occurs, it took some time to establish a quorum. If there is no quorum initially the Bylaws state the meeting must wait 15 minutes before declaring a quorum and proceeding.

As in the past, the CEO of Mount Washington Alpine Resort, Peter Gibson gave an update on the affairs of MWAR. Regrettably, this will be the last time Peter will be able to do this as he will be retiring this year. He will be truly missed by everyone at Mount Washington and Strata 799 especially wishes him the best with whatever he takes on in his retirement.

His Comments:

The resort had a good year with 283,000 visits, down slightly from the record of 327,000 in 1213. We were fortunate to have the right amount of snow falling and staying, even though it was hardly a record snow year.

This past summer was excellent with visits up 15% and a gross revenue of over \$1,000,000. Part of this was attributable to so many visitors to Vancouver Island because of the horrendous fire season in the Interior. A very successful BC Finals bike event drew 200 competitors, including some top-ranking riders. The best time from the top to bottom of the mountain was 3:25 minutes! Forty weddings were hosted.

Early Bird pass sales have just closed with numbers up 14% for a total of 5,600. Eighty percent of these were done online.

There were comments from customers about early closure last season but that mainly had to do with Easter being early. The closing date for the coming year is tentatively set for April 8.

Capital works continued this summer. An engineering study costing \$100,000 for the planned Zip Line was completed although this project is still two to three years away. The new deck was delayed till next year. A program to change the exterior siding on the building was started. This will give a whole new look to the Lodge. Although it was not needed this year, work continued on the snow-making project. Another water source study was completed, giving great confidence on very large supplies. The coming season will see \$150,000 spent on rental upgrades and \$100,00 on new uniforms.

The 799 AGM

**1. Call to Order:** 10:17 AM

**2. Certify Proxies and Quorum:** Of the 49 required for quorum, there were 41 Members, with 29 registered voters in attendance and 12 proxies.

**3. Election of Chairman:** With the President Richard Meiner away, the Vice President Tom Haglund acted as Chairman.

**4. Filing of Proof of Notice of Meeting:** Done September 15.

**5. Approval of Agenda:** Moved 111, Seconded 84, Carried.

**6. Adoption of Minutes of Oct. 8, 2016 AGM:** Moved 111, Seconded 74, Carried

**7. Unfinished Business:** None

**8. Presidents Report:** Read by Dick Zandee

This past year has been a great one for Strata 799 with a good snow year. Although we did not get that much snow, it fell at the right time and stayed around. This made for good skiing yet allowed us to stay within Budget for snow clearing and grooming. This allowed us to build up our reserves and maintain Strata Fees for the coming year.

This was the first full season of the Dog Park operation and hopefully we have improved the dog situation in the Village with better Poop and Scoop control and less dogs off leash. Council tried hard to balance different interest groups when it comes to dogs.

We had a few fireworks issues last season and appreciate the effort of Members to help control this. Reluctantly we had to fine some individuals to stress how important this is. We just cannot afford to have the Village burn down because of a simple fireworks accident. We ask everyone to remain vigilant this coming Halloween and New Year

Great strides were made in working towards a fulltime fire protection program. All the gear 799 ordered was received and put to good use in various fire practices, both winter and summer. It now appears that CVRD will purchase this equipment. We remain in debt to the Cumberland Fire Chief, Mike Williamson, who on his own time, continued

to offer training and support to our volunteers. It was gratifying to have volunteers from other Strata support the effort. It is anticipated that one of the Fire Departments from the Valley will be formally contracted for the upcoming snow season.

I would especially like to thank the hard work by Lana and Mark Blair for making the logistics of the fire program work. They have continued to be great ambassadors for 799 and worked hard to keep the Village running smoothly.

I would also like to thank the outgoing 799 Council members for their continued work and support. We are of course volunteers and stand for one-year terms and try our best to accommodate such a diverse group of Members and guests.

**9. Report On Insurance Coverage:** Because we acquired the fire gear, we increased the coverage accordingly but the premium only came in at \$3077.

**10. Adoption of Budget:** The Property Manager explained the proposed Budget line by line. There will be no increase in Strata Fees for the coming year. A motion to accept the Budget as presented was made by 111 and seconded by 005. Passed.

**11. New Business:**

A. Jenifer Jennings Reynolds made a short presentation on the current status of Tourism Mount Washington. They currently have a small crew that is trying to get a new TWM focused on achievable projects aimed at destination marketing and Village enhancements. They desperately seek input from members on where they want to see TMW go and are planning several functions to get people involved. Jennifer reminded everyone to file their Form C, which takes the rent charge off their titles.

B. Dick Zandee presented an update on the Fire Project. Just recently James Bast of the CVRD has become very aggressive in getting the fire protection up and running by December of this year. The construction of the fire hall of necessity has gone into next year. However, requests for contracts to provide protection has gone to all three Fire Departments in the Valley. A Steering Committee Meeting has been called for the first week of November to review the submissions and to select a Department which can start to provide fire protection. This will be done by purchasing the 799-fire gear and temporarily using the 799 Seacans as a base. In the future, a call to 911 will result in professional firefighters coming to the mountain to respond. The 799-gear will be used wherever there is a fire and a used fire truck has been acquired for Mount Washington. The volunteers trained by Fire Chief Mike Williamson will prepare the equipment and sites for the firefighters and help in any way they are asked.

C. Unit 78/79 has raised an alarm about new power poles and guy wires for any children who use the area. It was suggested that guy wires be properly sheathed for protection.

D. Unit 137 pointed out a problem with the timing of issuing fireworks fines. Although imposing fines is totally supported, the request was that timely advice be given to owners so they can withhold damage deposits to pay the fines for renters who are guilty of breaking the Bylaws by discharging fireworks. Last year reports trickled into Council about infractions and by the time the charges were investigated and the owners notified, deposits had been refunded. Council will work on streamlining this process. Members who observe infractions should get the best details of circumstances they can and report them immediately to Lana or any Councilor. Council will undertake to get notice to Owners as quickly as possible, perhaps best handled by a new Rule which does not have to go to an AGM.

E. Unit 54 concurred with quick reporting and suggested owners write the fine stipulation into rental contracts.

F. Unit 54 reported that because of the serious fire season this past summer, there will be government reaction at various levels and Members and Councilors should keep abreast of any developments that may assist Strata on the Mountain.

G. Unit 71 sought clarification on the new Private Property signs. It was pointed out that over the last few years there have been cases of non-799 people in the Village who break our Bylaws claiming they are exempt. By posting the Village as Private Property, common for most Strata, 799 can resort to warning and prosecuting to the extent the law protects any owner of Private Property in BC. 799 will advise as best we can, other strata that we welcome anyone to the Village as long as they abide by our Bylaws as our own Members and Guests do. Otherwise the privilege is withdrawn. Use of Private Property by unauthorized individuals is not a right.

H. One owner in Unit 100 again brought up an issue that had previously been presented to Council by himself and another Member, regarding use of grooming and transport equipment in the Village. Council again reiterated it had repeatedly ruled the current conditions will prevail. There was much discussion on this matter. Several Members pointed out that such equipment had always operated in the Village in this manner and it was not inappropriate. A Member from Unit 87 suggested a straw vote be taken to resolve this issue once and for all. The result was 17, versus 8, who agreed no changes are necessary to current arrangements. Council hopes this issue is finally resolved.

I. Unit 87 pointed out an error in previous Minutes that the new sign was on Nordic Drive, not Nordic Road. Further discussion ensued that is very important that 911/First Responders be given civic address versus the traditional chalet numbers. A year ago, Council made an effort to correct deficiencies in proper civic address signage. It will be confirmed those few discrepancies have been corrected. It is suggested that owners leave proper instructions to renters that they clearly understand the proper civic addresses of units, including correct street names and building/unit numbers.

**12. Election of Officers:** It was indicated that all incumbents were prepared to again stand for re-election. One of the Members from unit 100, using a proxy, nominated an additional Member, Heidi Feurste for the position of Council. It was pointed out that the Bylaws, arising from the Property Strata Act, specified a maximum of seven Councilors for 799. A Secret Ballot was held and the incumbents were returned. Upon completion, there was a motion to destroy all ballots.

The 2017/2018 Council will comprise:

Richard Meiner – President

Tom Haglund – Vice President

Bob Shires – Treasurer

Dick Zandee – Secretary

Nancy Fletcher, Harold Turnham, Mike Stone – Members at Large

**13. Termination of Meeting:** 12:15