

STRATA 799

Regular Council Meeting Minutes
10:00 AM, Saturday, August 18, 2018
Cornerstone Offices, Victoria, BC

1. Call to order: 10:00 AM

2. Attendance: Apologies from Richard Meiner and Nancy Fletcher, both ill.

3. Approval of Minutes of RCM of 2018.06.16. MSC

4. Matters Arising from last Council Meeting Minutes and carried over:

4.1 - Sheaths on power pole guy wires. VR. Troy has sheaths and will install once more urgent (weather dependent) civil works are completed.

4.2 – Carry forward. Summer parking Bylaw. Council further discussed this issue and will assess how Members feel at the AGM.

4.3 – Outstanding Fireworks fine. Finally paid.

4.4. – Telus. D Zandee contacted Telus to ask if they had received our documents and if they still needed the $\frac{3}{4}$ vote scheduled for the AGM, which will proceed regardless, despite no response from Telus. A group of Owners have tried to contact Telus directly.

5. Correspondence:

5.1 – Covered in Property Manager's Report. Nothing that required outstanding Council action.

6. Village Representative's Report:

6.1 – Civic works

6.1.1 – Carry forward. Extra ditching at entrance to Dougan's Parking Lot. Completed.

6.1.2 – Carry forward. Extra surfacing to the back end of the Main Parking Lot will be deferred until next season, after assessment.

6.1.3 – Carry forward. Dougan's PL Sign. Work remains to place a cross beam when high-lift equipment is available.

6.1.4 - Creation of extra parking spots in Village: Many new spots created. Five remain to be done.

6.1.5 – Grading of roads within Village, fill pot holes and drain water. Complete.

6.1.6 – One more winter road to be brushed urgently. Quote for two others pending.

6.1.7 – Complete Village Lighting conversion. Total of \$7785 parts on order. This will convert entire Village to LED. Fixtures have a warranty, labour is extra.

6.1.8 – Summer dog park: Complete and much used.

6.1.9 – Garbage Dumpster placement for summer: Regular and refundable bin located at Dougan's Parking Lot.

6.1.10 – Parking lot sign maintenance. Council approved up to \$1300 for additional signs. Village Rep to order. Dust in Village remains a problem with drivers travelling too fast.

6.2 – Ladder fuel brushing. Most of Village brushed out to 5 m from buildings. Completed for season. Chipping remains to be done.

7. Treasurer's Report:

7.1 – Review of Arrears. Total arrears \$2,282.78.

7.2 - Review of Garbage Costs. Year To Date costs are \$20,361, up \$2,227 from last year. This could reflect additional full time residents this summer.

MEMBERS ARE REMINDED THAT NO BAGS OF ANY TYPE CAN BE PUT INTO RECYLCE BIN. IF RECYCLE QUALITY IS NOT ACCEPTABLE, ENTIRE BIN IS SENT TO GARBAGE AND/OR ADDITIONAL FEES APPLY FOR SORTING.

A reminder on what may be recycled is found at: <https://www.cswm.ca/recycling/what-can-i-recycle>.

7.3 – Status of purchasing more parking passes: Complete. Out of interest, 428 replacement passes have been issued over the years.

7.4 – Status of recent requests/notifications of building alterations in Village: Many in progress before the snow flies. Reminder that any physical structural changes should be run by Bob Shires for Bylaw compliance.

7.5 – The Treasurer presented a detailed report of historical and current year work done on brushing in the Village. Year to date, \$35,779.73 has been spent on clearing ladder fuels, winter roads and summer roads. Cost estimates for the remainder of the season are being prepared. Included is the chipping of all materials cut and removed. Adequate budgets exist.

8. Property Manager's Report:

8.1 – Presentation of 30 page report, including details of Balance Sheet and Statement of Income. With outstanding fees still to come in this year, we will be very close to budget.

8.2 – Preparation of the 2018/2019 Budget is in progress and Council will review by email meetings. The Budget will be included in the AGM mail out in September. At this point no changes in Strata Fees is anticipated.

9. Fire Project Report:

9.1 – Oyster River Fire Department (ORFD) responded to a 911 call at the Resort. Mount Washington Alpine Resort (MWAR) employees had the fire under control before the Firemen arrived. The system works! Thanks to the Resort and Fire Department for quick action during this horrendous fire season!

9.2 – ORFD is apparently ordering 11 new snorkels.

9.3 – Ladder Fuel cutting completed for the season. Thanks Troy.

9.4 – Fire engine available for summer service. It is parked at the Resort for the summer.

10. New Business:

10.1 – Succession Planning for Village Rep: Janine Rathlef is working with Lana until Lana retires at the end of September. Lana and Mark have been providing fantastic service since 2007 and Owners are in their debt for work beyond the call of duty. Best wishes to them both as they look forward to a quieter residence in the Village.

As of October 1 Janine Rathlef will be the 799 Strata Village Representative, offering the great service we have been spoiled with under Lana. The VR is a contractor serving as the liaison between Owners and the Council and she has many duties. Her duties DO NOT include delivering toilet paper, changing light bulbs, or fixing fire alarms in the middle of the night for renters (which has happened). The VR is NOT SECURITY OR POLICE! She is a fountain of knowledge and information.

Janine's contacts are as follows:

Telephone: 250 465 9259

Email contact: 799janine@gmail.com

Website: www.stellerjendeeavours.ca Janine has her own registered company.

10.3 – Rules for smoking in Village, following imposition of same by the Resort: Wording for a Bylaw will be presented at the AGM for Members to approve, or not. CVRD is still working on their own Bylaw which could impact or supersede our own, at a later date.

10.4 – Regulating fire pits with open fires: ORFD still to provide guidelines. Definitely the 799 Open Fire Ban Bylaw covers summer months.

10.5 - Members are on notice that the Resort (which owns and operates our water system) has advised that up to 12 meters and/or transmitters are faulty and require replacement. For privacy issues, Council will advise Members to contact MWAR directly to set up times when staff may enter your buildings. For new residents, here is a reminder that Troy Perras of Tred Alpine has a program to inspect units for insurance purposes. For those on the program, with proper notice Tred could give access to the technicians with your express permission.

10.6 – Additional directional signs to be added to the main information maps in the Village.

10.7 – Sixteen dead or dying trees are to be removed this season. Five may be removed by Hydro. We have a budget of \$7300.

10.8 – On the Property Manager's suggestion, Council agreed to increase the traditional travel allowance to \$150. Moved by M. Stone, seconded by T. Haglund, carried. Councillors of course are volunteers and receive no remuneration or expenses other than the stipend for fuel to attend meetings. Meetings are regularly held in Victoria, Duncan and of course Mt. Washington. Councillors travel from Campbell River and Victoria and points in between.

11. **Next Meeting:** A short meeting is always held after the AGM to assign duties of officers. At that time the next Regular Council Meeting date will be set.

12. **Adjournment:** 12:35 PM

RCM Minutes 18.08.18R3

SPECIAL NOTE

BC HAS NOW REACHED THE STATE OF THE WORST FIRE SEASON ON RECORD! COUNCIL MAKES A SPECIAL REQUEST THAT ALL RESIDENTS COMPLY WITH THE SIGNS POSTED AT ENTRANCES TO THE VILLAGE THAT THERE BE NO OPEN BURNING INSIDE OR OUT.