



## **CORNERSTONE PROPERTIES LTD.**

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### **STRATA 799**

Regular Council Meeting Minutes  
 10:00 AM, Saturday, March 10, 2018  
 Stone's Chalet, Mt. Washington

#### **1. Call to order: 10:00**

Preceding the Meeting, special guest Bonnie Bergeron of Telus made a presentation to Council about Telus's plan to bring PureFibre to the Alpine Village. Council had many comments and questions regarding details with a bare land strata where customers are ultimately separate entities. Bonnie took away these details and promised to come back to us with more details on how it could be made to work. When she did it turns out she never understood what we were telling/asking her. We need further dialogue.

The regular Council meeting commenced at 11:20

#### **2. Attendance:** Apologies H. Turnham, R Meiner

#### **3. Approval of Minutes of RCM of 2018.01.06. MSC**

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

4.1 - Sheaths on power pole guy wires: The sheaths have arrived and will be installed by 799 this summer. This will become a carry forward item.

4.2 – Carry forward. Summer parking within Village Bylaw. The wording of the proposed Rule and Bylaw were discussed. Council proposes to institute this as a Rule until it can be ratified or rejected at the AGM as a Bylaw. As a reminder, this issue was brought to Council by a Member questioning how many vehicles and pieces of equipment can be parked on Village Roads during the summer season. Unlike during winter, a full-sized fire truck would access the Village during summer.

4.3 – Carry Forward. The Village Rep. to review summer parking around chalets in line with the proposed Rule. This will only be possible in summer and is aimed at trying to assure every Member can park a maximum of two motor vehicles using normal parking passes. Additional vehicles could be parked in the secure area of the Main Parking Lot. This will become a carry forward item until completed.

## **5. Correspondence:**

5.1 – A Member contacted Council regarding interrupted cable services. The Status appears to be that the traditional provider has had financial problems but there is now temporary ownership in place that has allowed service to be partially restored. The new owner indicates it is looking at changes and improvements going forward.

5.2 – Letter from Telus inquiring about contact list of Members. Obviously 799 could not release this information to anyone for such purposes.

5.3 – Request by Telus to have opportunity to brief Council on Fibre Optics in Village. Lana arranged their appearance at the meeting and a presentation was made by Telus before the meeting started.

## **6. Village Representative's Report:**

6.1 – Civic works

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

6.1.2 – Carry forward. Extra surfacing to the back end of the Main Parking Lot proposed for next summer.

6.1.3 – Carry forward. Dougan's PL Sign. Work remains to place a cross beam when high-lift equipment is available. A Member is bringing equipment for a summer project and 799 can utilize same.

6.2 – Grizzly Ownership changing May 1, 2018. New contracts to be signed with Tred Alpine Services.

6.3 – New low power consumption lights have been purchased for \$7200 and will be installed this summer season. Budget available.

6.4 – Council approved extra ladder fuel brushing. See 9.3.

6.5 – A study will be undertaken to determine if extra fill is required for parking within the Village in accordance with item 4.3, and to improve some roads.

## **7. Treasurer's Report:**

7.1 – Review of Arrears: Current status is \$305.08 in arrears. Thank you Mr. Treasurer and Members.

7.2 – Review of Snow Clearing Costs Year To Date: YTD we have spent \$111,394 as compared to \$80,048.88 to this point last season. To put this into perspective some more, in the 2015/16 season the figure was \$125,275.18. We have roughly \$28,000 left in the Budget for the remainder of the season and of course we have the safety net of our Contingency Fund of \$54,000.

7.3 - Review of Garbage Costs Year To Date: YTD we have spent \$12,187 (up \$1,145 over last season) with \$11,800 left in the budget for the remainder of the year. The high-usage season will be behind us after Spring Break.

7.4 – Council approved the purchase of 500 additional blank permanent parking passes.

7.5. – Financial matters are only part of the duties the Treasurer performs. He also processes paperwork from Members making physical changes to units. Some of these require Council scrutiny so the Bylaw is attached as a reminder for easy reference. This Bylaw reflects original understandings between the Developer (now MWAR) and CVRD. VIS 799 administers this on their behalf.

## **8. Property Manager's Report:**

8.1 – Presentation of PMR: The customary detailed report was presented and accepted by Council.

8.2 – P/L review: 799 is operating well according to budget.

8.3 – There is still one outstanding Fireworks fine that requires follow up.

8.4 - There was a Dog Bylaw fine imposed recently and the Building Owner paid it out of the damage deposit.

### **9. Fire Project Report:**

9.1 – Manual: The Village Rep has given an updated emergency contact list to the Oyster River Fire Department. The chapter out of the Manual showing ingress / egress of Multiplexes still needs to be given. The Village Rep subsequently gave ORFD her copy of the Manual during their last practice.

9.2 – The Fire Smarter Committee met with and formally thanked Cumberland Fire Chief Mike Williamson for his training, support and advice in getting us to where we are today with respect to fire protection.

9.3 – Council decided to undertake further ladder fuel cutting this summer, for which there is an approved budget. Roughly this year's program will touch up anything that has grown up within the 5 meter band previously cut, and we will extend out roughly an additional 3 meters. Once the snow is gone Council will do a walk around with the Village Rep and Contractor to highlight priority areas for this summer. At the same time, dying or dead trees in general will be examined for removal. Council will also assess the extent of surfacing required in the Main Parking Lot. (See 6.1.2).

### **10. New Business:**

10.1 – The new Snow Removal/Grooming, Village Garbage, and Village Transportation Contractor, **Tred Alpine Services** will replace Grizzly Alpine Services as of May 1, 2018. Contracts were signed and Certificates of Authorization To Operate were presented after the Meeting. Most Members will know the owner, Troy Perras, who has been working with Grizzly for some time. Council was very relieved that an experienced Operator could take over seamlessly from Grizzly. Troy is attempting to have the old Grizzly number (250 898 0488) transferred but in the meantime his number is 250 203 2512.

Council extends its sincere thanks and appreciation to Lana and Mark Blair who have given us such excellent service over the duration of their contract with VIS 799. We wish them the best of luck on behalf of all Members. Mark and Lana will remain residents of the Village.

10.2 – As outline in 4.2, Council will proceed with issuance of a new Rule regarding summer parking. As mentioned previously, there will be a limitation of two motor vehicles per residence and they must display the same parking passes used in winter. Wording of the Rule will be appended to the June Council Meeting Minutes and Council will seek Membership Approval at the AGM to make this a Bylaw.

**11. Next Meeting:** The next Regular Council Meeting is set for Saturday, 10AM, June 16, 2018 at the Cornerstone Offices in Victoria.

**12. Adjournment:** 1:40PM. Thank you again to Barb and Mike Stone for hosting.

## Strata 799 BYLAW EXCERPT

### Obtain approval before altering a strata lot

- 5 (1) An owner must obtain the written approval of the strata corporation before making an alteration to a strata lot that involves any of the following:
- (a) the structure of a building;
  - (b) the exterior of a building;
  - (c) chimneys, stairs, balconies or other things attached to the exterior of a building;
  - (d) doors, windows or skylights [amendment SPAA s.51(a)] on the exterior of a building or that front the common property,
- (e) fences, railings or similar structures that enclose a patio, balcony or yard;
- (f) ~~common property located within the boundaries of a strata lot;~~  
(*Repealed October 12, 2013 CA3499412*)
- (g) ~~those parts of the strata lot which the strata corporation must insure under section 149 of the Act. (Repealed October 12, 2013 CA3499412)~~
- (2) The strata corporation must not unreasonably withhold its approval under subsection (1), but may require as a condition of its approval that the owner agree, in writing, to take responsibility for any expenses relating to the alteration.

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Sep 17/08     **STRATA 799**

#### **PROCESS FOR MAJOR RENOVATIONS TO PROPERTIES**

Strata 799 Bylaws registered as FA127853 at LTO 25, October, 2006, states in:

Division 7 Balance Remaining of Bylaw Filing S57131, Bylaw 30 (7)

“No person shall make any external modification, alteration, to any building within Strata Plan 799 without having obtained from the Strata Council prior written authority to do so.”

If owners of any lot within The Alpine Village are contemplating renovations that may structurally change the exterior of the building, they are advised to follow the protocol outlined below.

1. Inform the Strata Council of their intentions in writing, including copies of all approved permit drawings and a scale site plan showing the lot circle (or rectangle) with the building footprint, stairs and decks where applicable. Allow representatives of Council to inspect the proposed site.
  2. If no permit is evident, Council will require construction drawings outlining the scope of the work.
  3. Apply for a permit through the Regional District of Comox Strathcona and follow any procedures as made necessary according to its bylaws, including any on-site inspections.
  4. Show Council that proper and thorough removal of construction waste has been arranged. (No such materials are to be put into the Village household garbage bins or burned within or outside the circle (on Strata Common property).
  5. Inform Strata Council when the renovations have been completed and construction wastes have been removed so that Council representatives may do a final inspection to clear the project.
- Note: This does not apply to “cosmetic” items such as painting, and other minor renovations done to the exterior of any unit.

This process is made necessary in order to keep the pristine ambiance of the Village as per the original prospectus and to ensure that exterior renovations do not include any protrusions beyond the original footprint of the lot or encroachment onto Strata Common property.