

`STRATA 799

Regular Council Meeting  
10 AM, Sunday, April 26, 2015  
Cornerstone Boardroom, #301 – 1001 Cloverdale Ave, Victoria

1. Call to order: 9:58
2. Attendance: Full Council, Property Manager, Village Rep., Special guest, Mark Blair
3. Approval of minutes of Regular Council Meeting of February 7, 2015. MSC.
4. Matters arising from Minutes:
  - 4.1 – Follow up letter to #21. So far nothing heard but presumably the owner is waiting until Summer to remove debris from Common Property.
  - 4.2 – Signage for Nordic Way seems to be a dead issue. There has been no action from MWAR or EMcon.
  - 4.3 – The Yellow gate is gone.
  - 4.4 – Waiting to hear from Telus RE Village WIFI. We never received a quotation for service, despite frequent follow-up. Other quotes were prohibitively expensive so this project is abandoned.
  - 4.5 – Status of Sign for Fireworks Ban. New signs are being ordered to consolidate all other notices onto one sign. The cost is within the appropriated cost code budget.
  - 4.6 – Second quote for Security for New Year's Eve 2015. There were no other quotes received so Council approved going with the only quote obtained.
  - 4.7 – Status of unofficial 799 website VS [www.strata799.ca](http://www.strata799.ca). Council continues to work on removing the confusion over two conflicting websites.
5. Correspondence
  - 5.1 The Manager received a letter from parties in #86 asking for Strata 799 insurance details. Council asked the Manager to re-send this information.
6. Village Representatives (VR) Report.

The Village Rep outlined some planned summer work, including:

  - 6.1 – Road works and placement of culvert.
  - 6.2 – Drainage problems across Dougan's Parking Lot may require a culvert.
  - 6.3 – Drainage across Dougan's Loading Area requires a ditch.
  - 6.4 – A load of blue crush needs to be delivered to fill pot holes.

Appropriate quotations will be sought.
7. Treasurer's Report
  - 7.1 - Review of arrears. Arrears are being aggressively pursued and are at an all-time low.
  - 7.2 – Update on snow removal. Total snow removal for the year was \$72,078, approximately 52% under budget.
8. Property Manager's Report
  - 8.1 – Finances were reviewed and other than the under-run of snow removal and grooming, nothing was noteworthy.
9. New Business
  - 9.1 – B. Shires was asked to follow up with the Garbage Contractor to clean up the bins.
  - 9.2 – Dogs in Village. Responding to numerous complaints, Council debated if stronger measures are required to enforce “dog on leash” and “poop and scope” Bylaw provisions. A motion was passed that on a trial basis, a “Bylaw Enforcement Officer” will be hired for three

random weekends to issue tickets to owners of buildings where offending dog owners reside. Bylaw infractions allow fines of up to \$200 per incident. The cost of this trial will be up to \$1000 for the three weekends. Carried with one abstention.

9.3 – Council also approved a motion to trial the hiring of an individual (under Grizzly Alpine Services supervision) to pick up dog poop once a week for a cost of \$60 per month during the ski season. Moved by Councillor Fletcher, seconded by President Meiner, carried.

## 9. FireSmart Committee (FSC) Report

9.1 – A FireSmart Committee was formed in early April.

9.2 – The Committee made a full report to Council on recent activities.

9.3 – The Committee presented a range of possible initiatives from “do nothing” to various levels of making the Village more fire resistant, purchasing limited fire-fighting equipment, and proposing a Contract to have professional free-lance firefighters respond to fires using 799 gear.

9.4 – An Addendum is to be added to these Minutes to explain some of the rationale behind, and the scope of, various proposals.

9.5 – At the end of the presentation Councillor Turnham moved that the FSC be thanked for their efforts to date and that the “do nothing” option be followed. There was no seconder for the “do nothing” option so the motion failed.

9.6 – Councillor Stone moved, President Meiner seconded, a motion to authorize up to \$5000 to be spent to have members of the Cumberland Fire Department assist us in conducting a Fire Audit and to produce a Fire Safety Plan (Manual). Carried.

9.7 – A Fire Safety Plan is a prerequisite to scoping ladder fuel cutting and equipment purchases. Once this is accomplished another Council meeting will be called immediately to review plans and costs.

9.8 – If Council decides to go ahead with any initiatives, it will be decided if a Special General Meeting will be called in late June.

9.9 – The nature of work and expenditures proposed will require approval and direction from the Membership at large.

9.10 – As it stands, with the large under-run in snow clearing this season, there will be adequate reserves to cover “worst case” scenario expenditures, without the need for a Special Assessment or adjustments to next year’s Strata fees. However, Council will not proceed with any work (other than the Audit and Plan) without Membership approval.

9.11 - Council passed a formal resolution required to allow 799 to apply for government grants for fire related projects. These are still under study.

10. Next Meeting. The next meeting has tentatively been set for May 29, 30, 31, depending on whether the Fire Safety Plan is complete and if the Consultant will be able to attend. The location is also tentatively set for Mt. Washington.

10. Adjournment. The meeting was adjourned at 1:14 PM.

STRATA 799  
MOUNT WASHINGTON ALPINE VILLAGE  
REGULAR STRATA COUNCIL MEETING  
APRIL 26, 2015

SPECIAL RESOLUTION

The Strategic Wildfire Prevention Initiative is a suite of funding programs administered by UBCM and managed through the Provincial Fuel Management Working Group.

The 2015 SWPI Program is currently accepting applications for Community Wildfire Protection Plans. The deadline for this tranche is May 29, 2015.

Required is a Council or Board resolution indicating support for the current proposed activities and willingness to provide overall grant management.

WHEREAS the Strata 799 Alpine Village is integrated into an Old Growth Alpine Forest, and there is considerable danger to the one hundred buildings in the forest, as well as the forest, a Wildfire Protection Plan is being designed.

WHEREAS Strata Council 799 has set up a FireSmart Committee and has been working with local authorities to create a first-of-its-kind Forest Wildfire Plan, Strata 799 should be eligible for help and funding support for various initiatives.

On this date Strata 799 Council passed the following Resolution.

Strata 799 Council will pursue the application of the maximum allowable grants, as may be available under the current UBCM Strategic Wildfire Prevention Plan.

Moved by Richard Meiner, President, and Seconded by Tom Haglund, Vice President.  
Motion carried.

April 26, 2015 in Victoria, BC