

STRATA 799
Regular Council Meeting Minutes
Held at 4 PM, February 7, 2015
Zandee's Chalet

1. Call to Order: 4:06
2. Attendance: Full Council, Village Representative, Property Manager
3. Approval of minutes of RCM of December 7, 2014: MSC
4. Matters arising from Minutes:
 - 4.1 – Letter to #21 to be written
 - 4.2 – Confirmation 799 Website Administrator has been paid.
 - 4.3 – Reflective sign showing Nordic Road turn-off stalled with MWAR not willing to take action, due to jurisdictional concerns with Highways and Emcon. Council will pursue further.
 - 4.4 – Council noted some Owners are still not advising 799 of upcoming modifications to their units. This is not a power trip but a measure to assure all changes conform to bylaws and nothing has to be undone or redone.
5. Correspondence: Letter from # 81 with advice of roofing replacement.
6. Village Representative's Report:
 - 6.1 – All but one light was in order before the snow fell. Three are already known to have some defect. The policy remains to replace defective units with LEDs.
 - 6.2 – There has been a new statement of interest for the yellow gate. The President will follow up with the previous interested person before letting the gate go to the new party.
 - 6.3 – With the number of visitors down at Christmas, 799 parking lots were not totally full with 392 vehicles parked New Year's Eve, compared to 474 last year. The use of Parking Attendants seems to be paying off as only one vehicle without a pass had to be dealt with.
 - 6.4 – Early New Year's Eve a sixty foot tree in the heart of the Village was hit by fireworks and burned. It was fortunate that there was no adverse wind as the fire was close to a chalet.
7. Treasurer's Report:
 - 7.1 – Arrears were discussed. There is approximately \$1100 in arrears.
 - 7.2 – Fiscal year YTD is favourable compared to budget, only partly due to a significant under-run for snow plowing and grooming.
8. Property Manager's Report
 - 8.1 – A detailed review of finances was presented. Nothing noteworthy to report, however, unless significant snow fall occurs soon, the assignment of Operating Surpluses will have to be revisited at year end.

9. New Business:

9.1 – The VR has tried repeatedly to obtain multiple quotations for a Village-wide WIFI system. So far only one incomplete quotation has been received. Although more details are outstanding, at this point it does not seem like this will be a feasible initiative. Total costs could be over \$30,000 per annum with individual unit monthly fees required, something 799 can't become involved with. We are still waiting to hear from Telus.

9.2 – Following the tree fire at New Years, and other Firework concerns, Council has done an extensive survey of BC municipalities to see what common practices are with respect to Fireworks. With the increase in types, size and power of modern Fireworks, many communities and cities have total bans for private Fireworks and those that do not, require permitting of even certified operators, posting of large bonds, or large insurance policies. In many cases the bar is set so high that effective bans are in place. Any Fireworks set off to date in the Village have been illegal as CVRD permits are required on Mount Washington.

Council instituted a Strata Rule (#9) for a total, year-round Fireworks Ban, effective immediately, especially because we have no fire protection. Signs will be posted accordingly at our four entrances. Council will seek approval from the membership at the AGM to pass a Bylaw for a total ban.

9.3 – To see how the Fireworks Ban Rule/Bylaw will be enforced, the use of uniformed security guards for at least next New Year's Eve was discussed. Initial quotations were received and considered reasonable. Tentative approval (pending a second quote) to try out this concept for the first year was approved by Council. Councillor Turnham was opposed and wished to be recorded.

9.4 – As previously reported, Council has also been investigating the creation of a Forest Protection Plan. After much research and discussion, it was decided that this initiative will be dropped at this time.

9.4 – Out of the Forest Protection Plan came a continued concern regarding fire protection in the Village. A new initiative for a **Fire Protection Plan** was agreed upon. As an initial step the Village Rep has been having discussions with *Fire Smart Canada*. There is some indication that 799 could receive a free site visit followed by recommendations from the Group. The Plan will be re-evaluated at that point.

9.5 – The dog-off-leash issue has been raised again. There have been reports of dog fights with no owners around, one case of a dog being aggressive to humans, and a lot of evidence of dog owners not picking up. Owners are asked to enforce the leash and pickup policies with their guests, relatives and tenants.

9.5 – A private, unofficial website concerning 799 is creating continued confusion and with no apparent overall benefit. The owner is to be contacted to seek consideration for suspension of the website. The official site is **www.strata799.ca**.

10. Next meeting: Tentatively set for noon on Sunday, March 29 at Stone's Chalet.

11. Adjournment: 6:20