

UNAPPROVED

**Strata 799
Regular Council Meeting Minutes
January 18, 2014
Stone Chalet, Mount Washington**

1. Call to Order: The meeting was convened at 10:15 AM.
2. Attendance: Apologies from Tom Haglund, Harold Turnham, and Gerald Wrohan.
3. Review of Minutes for Matters Arising:
 - Minutes of August 11, 2013 Regular Council Meeting (RCM)
 - Minutes of AGM, October 12, 2013
 - Minutes of October 12, 2013 RCM
4. Approval of Minutes of RCM of August 11 and October 12, 2013. MSC.
5. Matters Arising:
 - 5.1 Power pole at #37 and #39. Finally completed.
 - 5.2 Village Aesthetics. Council expressed appreciation to Owners who performed maintenance work last summer. This greatly enhances the ambiance and appearance of our village and helps maintain property value for all Owners. Some work remains to be done but no further personal letters will be sent out at this time.
6. Village Representative's (VR) Report:
 - 6.1 Parking at Christmas and New Years was very orderly without incidents, largely due to significantly smaller numbers of visitors. Council thanked the VR and Attendants for the smooth operation.
 - 6.2 Council re-iterated the requirement for the VR to close Village Roads during the winter season. Especially with small amounts of snow, it is important not to have the base destroyed by vehicles.
 - 6.3 Following concerns raised by Owners at the AGM, Council requested the VR to again post personal letters at Fosters. The awareness campaign seems to be having effects with garbage fees down over last year, admittedly partly due to less visitors as a result of lack of snow over the Holidays.
7. Civil Works Scheduled for Next Season.
 - 7.1 Some work on drainage completed in front of #80 and #100 but more remains.
 - 7.2 Refinishing of main entrance signs into Village scheduled.
 - 7.3 Repair of washout between #98 and #99 required following break in water line during January.
 - 7.4 The Main Parking Lot was re-surfaced in 2013. Other lots to be completed in 2014 as funds allow.

- 7.5 Additional tree work required in fall.
- 7.6 Some of the recently repaired street lights are already defective and require maintenance in the spring.
- 7.7 Fire protection. Following the lead of MWAR, 799 will place water containers at strategic points in the village, in our case at the Village Signs. These are for emergency use only. In case of fire, Owners should call Grizzly Alpine Services (GAS) at 250 898 0488 and/or MWAR at 250 792 1204. Owners must be vigilant as there is no Fire Protection System.
- 7.8 New Signage. Council approved the purchase and placement of three "Danger Falling Snow" signs.

- 8 Treasurer's Report

- 8.1 Council reviewed 2013 final, and 2014 Year To Date (YTD) costs. Snow removal costs naturally are under-budget. Some of the fees paid to GAS YTD (slightly less than half) were minimum rate top-ups.

- 9 Property Manager's (PM) Report

- 9.1 PM provided the customary Previous Minutes and detailed analysis of Profit/Loss figures for 2013 and 2014 and an Arrears Report. Council requested the PM take necessary action on the latter.

10. New Business

- 10.1 Council continues to work on a possible notification to Owners regarding lease extensions.
- 10.2 The President wishes to initiate a review of how Strata Owners and MWAR can bring pressure on the Regional District with respect to tax revenue being spent at Mt. Washington.

11. Next Meeting – To be scheduled for end of ski season.

12. Adjournment: The meeting adjourned at 11:45. A special thanks to Barb and Mike Stone for hosting.