

STRATA 799
Regular Council Meeting Minutes
June 28, 2014
Stone Residence, 6411 Genoa Bay Road, Maple Bay

First Draft

1. Call to order: The meeting was convened at 10:13.
2. Attendance: All Councillors, the Village Representative and Property Manager present.
3. Remembrance of Gerald Wrohan. This being the first meeting since the passing of Councillor Gerald, Council reflected on the great spirit, enthusiasm, love of life and “get it done” character of this larger-than-life member. He will be sorely missed by all and we own him a debt of service to 799.
4. Appointment of Vice President. The 799 Constitution does not require the replacement of the seventh Councillor until the next AGM but the position of Vice President had to be filled upon Gerald’s death and the President asked the Secretary to temporarily fill the position. At the meeting the members formalized the nomination of Dick Zandee as the Acting VP until the AGM.
5. Approval of minutes of Regular Council Meeting of January 18, 2004. M.S.C.
6. Matters arising from Minutes:
 - 6.1 - Most items carried forward concerned work in the Village and are picked up in item 7 below.
 - 6.2 - The President volunteered to plan some more formal approach to the Region District on behalf of residents of Mt. Washington about getting more for their substantial tax base.
7. Village Representatives (VR) Report. Items concerned mainly civil works.
 - 7.1 – Village signs. More signs were purchased and will be mounted this season.
 - 7.2 – Council thanked the VR for hand-delivering notices to residents of Fosters regarding the prohibited use of 799 garbage bins.
 - 7.2 – Fire protection. Water buckets will be placed at all Village map boards.
 - 7.3 – Trees – Various dead or badly damaged trees were removed last fall. Sometime this season an expert will advise which dying trees should be removed. A quotation will follow for removal.
 - 7.4 – All street lights were repaired late last fall. There are again several burned out bulbs that will be addressed this fall. R. Meiner is to investigate if there are any subsidies available for replacement with more energy efficient bulbs.
 - 7.5 – 799 Outbuildings. MWSR complained about the aesthetics of the outbuildings used by our Snow Removal Contractor but belonging to 799. Grizzly took it upon themselves to effect the repairs and Council will cover the materials costs under the current budget.
 - 7.6 – Council recognized the VR for being so proactive on all these civil works.
 - 7.7 – Section 10.1, New Business, covers planned civil works.

8. Treasurer's Report

8.1 – 799 remains favourable relative to the overall Budget.

8.2 – Final snow clearing cost were reviewed. Due the late start to the season, the snow removal/grooming account was \$77,275 (to May 31) under budget despite necessary work in the second half of April, reflecting late closure of Mt. Washington. Council voted to use some of the surplus to do unbudgeted civil works.

8.2 – Garbage Collection. Close attention to details continues to be made to Garbage Collection to track illegal users. Year 2012/2013 was the highest cost of all years with the new collection procedures. This is mainly due to Dumping Fees which have continued to increase from \$65/T in 2007/2008 to \$100T in 2013/2014. So far charges are below budget for 2013/2014, reflecting fewer visitors with the late snow season which really didn't start until February 10.

8.3 – Arrears – The Treasurer reported on arrears for Strata Fees and the status is very good. Members are thanked for their attention to his important matter.

9. Property Manager's Report

9.1 – All finances were thoroughly reviewed. This was a first step in preparation for the 2014/2015 Budget which will be presented for approval at the AGM in October.

9.2 – Council MSC a motion to strive for a Budget without increases to Strata Fees. This will be the third Budget without increases.

9.3 – The winter of 2013/2014 was considered anomalous for snow removal. The new Budget will be based on the more historical amount of \$170,000 as the coming winter will likely be affected by the upcoming El Nino peak event.

10. New Business

10.1 – Planned civil works for the 2014 season. A committee of Council was struck to examine 799 facilities for required civil works. The decisions taken were based on three sets of quotations obtained by the VR. Council approved up to \$46,000 to do various unbudgeted civil works. These funds will be diverted from part of the under-run of the snow removal account. Much of the planned work is in parking lots (PL) and it is felt that properly maintained parking lots lowers overall snow removal costs year over year. The Main PL was re-surfaced last season for \$5500 and snow cleanup was noticeably faster and more efficient this past season. The highlighted work will complete all pending jobs. The last campaign of repairing parking lots a decade ago cost \$153,000 (requiring a special assessment), allowing a much lower cost of 46,000 + 5,500 this time.

ROADS

10.1.1 – The steep slope from Upper Henry PL to the corner of Strata Way (by #44) is badly eroded. Council approved the repair of this section for \$2820. This work is within existing budgets.

10.1.2 - Re-grading of Washington Way between #80 and #100. Council approved an additional cost of \$2880 to complete this work and this is within existing budgets.

10.1.3 - Council approved a cost of up to \$2860 to repair access to #98 and #99. This area is prone to runoff from upslope and was damaged by a water main leak last winter and another recently, which was of course not planned. It is deemed a safety issue for residents of these buildings. The VR recently had MWSR do repairs so actual residual work will now be less than requested. A new berm to divert runoff is required. This work will be charged to the existing road works budget.

10.1.4 – Top of Jutland Road Extension – this area will be surfaced for \$2250. This work should fit into the residual road works budget.

PARKING LOTS

10.1.5 - Upper Dugan's Parking Lot slopes the wrong way causing water, than ice, to accumulate against the west bank. This was treacherous and a safety issue last season and also resulted in vehicles breaking through the ice and getting stuck. Council approved re-grading this area. This unbudgeted work will total \$11,000.

10.1.6 – Lower Dugan's PL will be re-surfaced at \$7,140. This was unbudgeted.

10.1.7 – Upper Henry PL will be re-surfaced at \$17,400. This was unbudgeted.

10.1.8 – Lower Henry PL will be re-surfaced for \$5,971. This was unbudgeted.

10.1.9 – Ditch at Upper Henry PL – this will be filled in for \$680, completion of an earlier project. This was unbudgeted.

10.2 – Following this meeting, B. Shires will circulate a new Information Bulletin. Key items include details on fire season regulations and procedures, garbage collection procedures, cautionary notes on the bear being back, and a reminder to all owners to schedule those repair, maintenance and painting projects for the short summer work season.

10.3 – Lease Extension(s). Councillors Shires and Turnham reported on recent research regarding questions arising over 799 lease extensions. The advent of fee simple raised the issue of lease life for those not exercising the purchase option. Most members know we have the right to 99 year leases on our lots. The original Prospectus stated the first lease term of 50 years expires on Oct. 31, 2038. Renewal Provision 24.01 requires notice be given to Mt. Washington six months before expiration for a twenty year extension. Provision 24.02 allows a second twenty year extension after that for a total of 99 years. Council consulted with MWSR about lease renewals and their lawyer gave his opinion that extensions may be applied for at any time and he thought that there is no cost except for legal fees. The procedure is to contact one's own lawyer to make application. The MWSR lawyer will also pass on a fee to the applicant.

10.4 – The VR was taxed with investigating the sale of our unused "yellow gate".

10.5 – Garbage. The attempt to discourage non-799 owners and visitors using 799 garbage bins continues. The VR is looking at some options. B. Shires is to contact our Garbage Contractor to encourage him to approach individual owners in Fosters to purchase his services. Unlike 799 there is no Owners' Association to deal with.

10.6 – Bottle recycling. The Ski Patrol has recycling bins at Upper Henry and at the General Store. Unfortunately some inconsiderate and lazy people leave garbage at these bins and there seems some expectation that the 799 VR is responsible for cleanup, which is not the case. We should continue to support our invaluable Ski Patrol members but the garbage is an issue for all parties. Further dialogue with the association will be undertaken.

11.0 Next meeting. The date for the next meeting was tentatively set for 10 AM, September 6, at the Cornerstone offices in Victoria. The AGM is set for October 11 th.

12. Adjournment. The meeting was adjourned at 12:48.