

STRATA 799  
Regular Council Meeting Minutes  
September 6, 2014  
Cornerstone Office, #301 – 1001 Cloverdale, Victoria

1. Call to order: The meeting was convened at 10:00 AM.
2. Attendance: Apologies from Harold Turnham and Tom Haglund.
3. Approval of minutes of Regular Council Meeting of June 28, 2014. MSC.
4. Matters arising from Minutes:
  - 4.1 - 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. In progress.
  - 4.2 – Status of civil works completed:
    - 4.2.1 – Parking lots: Upper Dougan, Lower Dougan, Upper Henry, Lower Henry, Ditch at Upper Henry,
    - 4.2.2 – Roads: Washington Way, Upper Henry Road, 98/99 access, Upper Jutland.  
All works were completed on schedule and within budget.
  - 4.3 – The Water Bucket Project was completed.
  - 4.4 – The tree removal project is essentially completed and will be within budget.
  - 4.5 – Upgrading of 799 outbuildings was completed by Grizzly.
  - 4.6 – Yellow gate disposition. There seems little interest in the gate but MWAR has promised to dispose of it by this fall as general scrap.
  - 4.7 – The 799 Garbage Contractor offered his services to several residents at Foster's Place but got a cold reception. There seems little accord amongst owners regarding garbage handling. 799 will continue to remain vigilant for illegal dumping in our bins. A letter is being sent to one individual who rents out one of biggest units in Fosters.
  - 4.8 – Further dialogue with the Ski Club over their bottle recycle bins. In progress.
  - 4.9 – The investigation into more efficient street lights is in progress.
  - 4.10 – A letter is to be sent to one owner asking them to clean up building material debris.
  - 4.11 – Locking of parking lots has proven a successful way to prevent sabotage by irresponsible drivers.
  - 4.12 – Members reported garbage violations to Council but it has not been possible to track them down, even knowing the licence numbers. Members are encouraged to remain involved.

5. Correspondence

5.1 – Council received a letter from one member who objected to surplus snow removal monies being used for Parking Lot repairs. Council remains convinced this is wise use of money as it prevents the need for a Special Assessment for Parking Lot maintenance, as has happened in the past. Staying on top of Lot maintenance is a money and time saving investment.

5.2 – Council received notification from one member announcing chimney repairs at their chalet.

5. Village Representatives (VR) Report.

5.1 - There were few additional works items other than those already covered in Sect. 4.

5.2 – There was a report that some owners/renters are defying the burning ban. Please enforce the prohibition of any fires, even in stoves and fireplaces, during the fire season.

5.3 – Fire Protection. MWAR is been placing more emphasis on fire protection and special training sessions have been held and more are planned. Grizzly Alpine Services has been involved on 799's behalf and more work is to be done.

5.4 – Works required before the snow flies. Basically we are down to last minute street light repairs. Members are asked to advise the Village Representative if they know of lighting problems.

## 6. Treasurer's Report

6.1 – There was a total review of fees arrears. We currently have close to \$4200 arrears outstanding. Some reminder letters have recently been sent out.

## 7. Property Manager's Report

7.1 – Insurance was successfully renewed for essentially the same premium.

7.2 – All Financial Statements were reviewed with ten months known and two estimated. Based on these actual figures the Budget for 2014/2015 was completed. Council will present this budget for approval at the AGM on October 10. The budget, and therefore strata fees, will remain unchanged in this proposal.

7.3 – The out-going budget was very close to actual, including the significant civil works completed this summer, except for 7.4.

7.4 – Unbudgeted civil works – mainly roads and parking lots – were completed under a Special Project totalling about \$49,000. These funds were diverted from snow removal under-runs and avoided the need for a Special Assessment in 2015. These funds are considered an investment in keeping snow removal costs under control and increasing the efficiency of same.

7.5 – A new contingency fund for Roads and Lots will be incorporated in the new budget.

7.6 – Other logistical details involving the AGM were covered.

## 8. New Business

8.1 – Council continues to assist one owner with survey problems for their building.

8.2 – R. Meiner proposed the setting up of an Environmental Review mechanism to save Village Trees. In the past we have taken a reactive position of removing sick, damaged or dead trees as necessary. A recent report warned our forest is aging and many trees may become problematic over the next few years. We are considering hiring a consultant to help us take a more proactive approach by developing an Action Plan to protect and enhance our forest.

8.3 – Members are reminded that the purchase of Season's Passes closes September 30. Early indications are that last year's Season's Pass Holders will receive consideration for the past shorter season.

9. The next Council Meeting will be October 9 at 6 PM at the Stone chalet. **I thought that this meeting would remain informal = not notification or minutes??**

10. Adjournment. The meeting was adjourned at 12:30.