

STRATA 799  
Regular Council Meeting Minutes  
4 PM, Saturday, January 30, 2016  
Zandee Chalet, #30 Clinton Wood, Mount Washington

1. Call to order: 4:17
2. Attendance: Full Council, Village Representative, Property Manager
3. Review of AGM Minutes from 2015.10.10.
  - 3.1 – New Business, item 1 – Concern of liability regarding helicopters associated with the Marmot Program landing on 799 Parking Lots. Cornerstone subsequently sought legal advice and the opinion rendered was that the group lands at their own risk. Letter to be written.
  - 3.2 – New Business, item 2 – Suggestion to have snow boarders' paraphernalia in village cleaned up. Much was cleaned up but materials stored close to buildings were assumed to be property of Owners.
  - 3.3 – New Business, item 3 – Concern expressed about speeding on roads. More signage required? Additional signage showing 15 kph to be purchased, for both entrances to the Village, and some other strategic spots.
4. Approve Minutes of Regular Council Meeting of Sept 12, 2015. MSC
5. Matters arising from RCM of 2015.09.12 Minutes:
  - 5.1 – (item 4.3) - Letter to be written to # 56 and # 21 regarding construction debris that remains to be cleaned up during the upcoming summer cleanup season.
  - 5.2 – (item 4.6) – Follow up on confusing website [www.strata799.ca](http://www.strata799.ca). Advertising on *tripod* remains active. T. Haglund is scheduled to meet with MWAR and will raise this again.
  - 5.3 – (item 4.8) – Various suggestions from SGM on fire safety. Items have been incorporated in the Fire Prevention and Response Manual. Complete.
  - 5.4 – (item 5.2) - Arborist to render opinion on tree at # 93. Completed.
  - 5.5 – (item 6.1.3) – Review of drainage pipe at Dougan's Parking Lot. Completed as planned but review required in Spring.
  - 5.6 – (item 6.1.5) – Extra fill to be placed at #100 before snow started. Completed.
  - 5.7 – (item 6.1.6) – Extra road work required at #91. Completed as planned.
  - 5.8 – (item 6.1.7) – Extra road fill required at #19. Completed.
  - 5.9 - (item 6.2.2) – Street lighting to be completed in October. Completed. Currently one light is out and will be addressed when a climber can be found.
  - 5.10 – (item 6.1.8) – Test patch of blue crush to be placed in Main Parking Lot. Completed. Affectivity to be monitored in future.
  - 5.11 – (item 6.3.1) – Some resurfacing of Main Parking Lot planned. Scheduled for summer.
  - 5.12 – (item 6.3.2) – More brush cutting required in 2016. Summer roads will be targeted this summer as per budget.
  - 5.13 – (item 6.3.3) – More road works required at Albert Edward – Castle Crag junction. Quotations will be acquired in the summer. Budgeted.
  - 5.14 – (item 9.1) – Dog action plan. See 10.3.
  - 5.15 – (item 9.1.1) – Fines for unleashed dogs. See 10.3
  - 5.16 – (item 9.1.2) – Distribution of laminated notices regarding dogs for all owners. See 10.3.
  - 5.17 – (item 9.1.3) – Off Leash Area. See 10.3.
  - 5.18 – (item 9.3) – Ladder fuel cutting to be completed in fall. Completed as planned.
  - 5.19 – (item 9.4) – Fire equipment delivery status. See 10.5.
  - 5.20 – (item 9.7) – Winter road brush cutting approved for \$9,959.63. Completed. This investment has made a big difference for the quality of winter roads this season.
6. Correspondence – No formal correspondence but R. Shires attended to several matters directly.

## 7. Village Representatives (VR) Report.

- 7.1 – This season there will be only one recycle bottle bin (for fund raising) and that is located at Upper Henry Parking Lot.
- 7.2 – Necessary tree work will be reviewed in the fall.
- 7.3 – Some preventative maintenance of the Main Parking Lot surfacing is budgeted and planned for summer.
- 7.4 – Summer road clearing budgeted and scheduled.
- 7.5 – As normal practice, street lighting will be repaired before winter. Higher efficiency lighting gradually being installed.

## 8. Treasurer's Report

- 8.1 - Review of arrears. Four members are in arrears totalling \$1700. At least one case will go to immediate collection procedures through Cornerstone.
- 8.2 – Parking passes. Much activity occurred in the last few months and this has been managed. Some revenue was raised when MWAR parking lots were full and space was rented from 799.

## 9. Property Manager's Report

The report was presented and accepted. MSC. Some highlights included:

- 8.1 – Year end financial report presented and results as expected.
- 8.2 – Financial report YTD reviewed. Proceeding according to budget.
- 8.3 – Snow Removal to December 31 is \$54,974.09.
- 8.4 – Amount spent on Fire Project so far is \$21,533.26 but more equipment on order.

## 10. New Business

10.1 – Following a recent discussion with a visitor, Council suggested visitors be made aware of which parking lot they are closest to in case they need to call 911. Owners could stress this with rental paper work and/or post this in buildings.

10.2 – Review of Fireworks Infractions and Fining. Enforcement of the Fireworks Ban Bylaw has been implemented as possible. Two fines were levelled against Owners who passed them on to renters as deductions from security deposits. A third party could not be identified so was not fined. Security Officers were hired over New Year's but it was deemed unsuccessful and unsustainable.

10.3 - Action Plan for administering Dog Bylaw.

At mid-season Council is frustrated with so many dogs still off leashes. Council continues to receive complaints from Members to enforce the Bylaw concerning dogs off leash and poop and scoop. Council had previously decided to experiment with a Dog Off Leash Area this year to see if it improved the off leash problem in the Village. There are mixed views on the effectiveness so Council decided to continue the experiment and to accumulate operating costs of the Area until the end of season before making any decisions. To mid-season costs are modest at \$705.

There is a clear warning here that if the expense of the Area does not result in more responsible dog owners, the program may not be continued next season and other strategies may be adopted. Council does not want to be draconian but rather have the Village a friendly family experience. Consequently we do not want to get into a significant fining routine but so many dog owners are ignoring the Bylaw that there may be no alternative.

Council is preparing a laminated card for all buildings stating various Bylaw reminders.

At the time of the meeting there was a case before the courts where a woman had brought a suit against a dog owner and her Strata Council when she was bitten by an off-leash dog. Cornerstone was asked to seek legal opinion if Strata 799 was liable for costs if this happened.

Worse than that, the opinion was that Council and the Strata are in legal violation of their own Bylaw by setting up an Off Leash Area and may be in an indefensible position in the case of a suit.

Reluctantly it was decided to close the Off Leash Area on February 4 until the case clears court or some other remedy is found. One solution could be amending the current Bylaw or preparing an alternative Bylaw at the next AGM.

10.4 – Council discussed if extra ladder fuel cutting should follow last year's first pass of cutting conifers. One recommendation from a FireSmart expert was to cut blueberry bushes. He will be asked to address Council at the next meeting before this decision is taken.

10.5 – Fire Prevention and Response Plan. See attached Appendix.

11. Next Meeting. Tentatively set for April 2 at 4 PM in the Village. Venue yet to be determined.

12. Adjournment. 8:17

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## Fire Protection Plan Progress Report

Considerable progress has been made on this project:

- A dedicated SeaCan has been acquired, set up and painted.
- Power hook-up is pending BC Hydro installing a new pole in the spring.
- The first tranche of equipment has arrived. Testing of this equipment is planned shortly and other equipment is on order.
- Good progress has been made on writing the Fire Protection Plan Manual.
- A draft of the Manual has gone to professional volunteer Fire Fighters and it will be changed as required before release.
- Council is moving towards an initial training session later this winter on April 16 and another in the summer on July 23. Adjustments to the Manual, Equipment and Procedures will be made accordingly.
- Council discussed a Gantt Chart identifying projects that must be completed before the practices can be held most effectively.
- One project is to encourage Members to take active steps in preparing procedures for each building, including fire prevention, fire reporting and evacuation procedures. Prevention is the first line of defence. It is anticipated the Prevention and Reporting section of the Manual will be distributed to Members once vetted by the Fire Fighters.
  - Council was frustrated that a few outsiders set off fireworks between Christmas and New Year's. Concerned Members reported this and two fines were levelled against offending parties. Every effort will be made to enforce this Bylaw.
- The Active 911 call system is up and running.
- 799 will make a formal application to MWAR to install snorkels on fire hydrants which are currently inaccessible during winter, despite frequently being dug out.
- The 799 FireSmart Committee continues to work on the CVRD Fire Project Steering Committee. A referendum is anticipated this year. The plan is that if approved, the new Fire Protection initiative will absorb the 799 program, however 799 will continue to require unique winter procedures due to lack of accessibility.
- It was suggested the CVRD Consultants be invited to observe the first practice or attend a simulated one.

Two requests are made of owners at this point:

1. Last month a request was sent out to representatives of Multiplexes to provide the Fire Plans for those particular buildings, showing points of egress, location of fire-fighting equipment, location of propane tanks, etc. To date three have been received. Owners are asked to email reports to [dzandee@shaw.ca](mailto:dzandee@shaw.ca) ASAP so the Manual can be completed.
2. Directions in the Village are confusing at the best of times. Looking at it from the point of view of a group of firefighters arriving in the middle of the night there will be real challenges. To make matters worse, the Village has two address schemes, one the original numbers (1-100) and secondly, the legally required 3-4 digit 911 addresses. Most buildings have both addresses visible but too many have only one and some have their numbers where they are not visible from the usual approach. Owners are asked to take a fresh look at properly and legally identifying their buildings to help firemen find them.