

STRATA 799
Regular Council Meeting Minutes
11 AM, Saturday, September 12, 2015
Stone Chalet, #34, Mount Washington

1. Call to order: The meeting was called to order at 10:53.
2. Attendance: Apologies from H. Turnham and R. Meiner. The Vice President chaired.
3. Approval of minutes of Regular Council Meeting of April 26, 2015 and Review Minutes of SGM August 8, 2015: After some discussion the Minutes of the April meeting were approved. MSC.
4. Matters arising from Minutes:
 - Council Meeting of April 26, 2015:
 - 4.1 – Review of culvert and drainage details around Dougan’s Lot. See 6.1.
 - 4.2 – Review of blue crush and pothole filling. See 6.1
 - 4.3 - Status of cleanup at #2: Work was completed. Thank you. A letter is to be sent to #56.
 - 4.4 – Waiting for second quote for Security for New Year’s Eve 2015: There was no second quote received. The first quote was approved at \$648 for two officers for 12 hours.
 - 4.5 – Consideration of hiring people to be pooper scoopers. As initially proposed, for a trial period, the Grizzly employee who does the weekly garbage collection will perform this work at a cost of \$60 per month.
 - 4.6 – Status of unofficial 799 website VS www.strata799.ca. It appears the advertising on the link may come from a MWAR site. R. Shires will contact MWAR.
 - 4.7 – Sale of MWAR. No report.
 - SGM Meeting of August 8, 2015:
 - 4.8 – SGM: #87 - Suggested a general education program regarding fire prevention. As for 4.9 and 4.10, as a Bareland Strata, Council cannot make rules or bylaws on these subjects. Instead these items will appear as “Recommendations” in the upcoming Fire Plan.
 - 4.9 – SGM: # 13 - suggested Council consider policy on smoke detectors.
 - 4.10 - SGM: - a suggestion that Council consider a policy on mandatory stand – pipe checks (which is provincial law.)
5. Correspondence
 - 5.1 – Email from/to James and Wendy Graham regarding Dogs on Leash Bylaw (see 9.1)
 - 5.2 – Correspondence regarding tree at #93. This will be reviewed when the Skyline arborist is on site in early October. Village Representative will notify owner of date so he can attend.
6. Village Representatives (VR) Report.
 - 6.1 – Road works:
 - 6.1.1 – A new culvert was placed near # 82.
 - 6.1.2 – It proved impossible to place a culvert in front of #85 (on Common Ground) as work done by MWAR some time ago left inadequate coverage over the water line into the building. Council approved a temporary ditch until #85 can approach MWAR for a proper fix.
 - 6.1.3 – Drainage from in front of the #1 (and #2 Site) was addressed and trial culvert was placed to try to divert overflow out of the pond away from Dougan’s Parking Lot. It is working as expected but may need review in case of heavy rain.
 - 6.1.4 – Sloping and ditching around the Dougan’s Offload Area was completed.
 - 6.1.5 – Sloping and surfacing of road from #100 to # 89 was completed. There remains more fill required to improve the access to #100. Approved.
 - 6.1.6 – A temporary fix was done in front of #91. More extensive work is in the next budget.
 - 6.1.7 – With so much construction work nearing completion, more road maintenance on Jutland is required. More fill required in front of #19. Council approved delivery on one more load of blue crush.

6.1.8 – A test patch of blue crush in the Main Parking Lot will be placed.

6.2 – Other works:

6.2.1 – Street lighting will be addressed in early October. The program of replacing failed units with LED will continue.

6.2.2 – Signage work is in progress. Still waiting for delivery of bases, as budgeted.

6.2.3 – Brush cutting on Winter Roads. As in the past, the snow contractor was asked to cut alders on the winter roads. Growth was excessive this summer. This is especially important in low snow years so roads can be opened earlier and better maintained. Council approved a proposal from Grizzly Alpine Services

6.3 - Review of road and parking lot works required for next year:

6.3.1 – Some resurfacing of Main Lot will be budgeted.

6.3.2 – Brush cutting of summer roads will be budgeted.

6.3.3 – More work will be budgeted for where Albert Edward meets Castle Crag Crescent.

7. Treasurer's Report

7.1 - Review of arrears. The Treasurer reported that arrears as of the end of August were only \$249.76. This figure was temporarily higher to September 10. Council congratulated the Treasurer and Cornerstone and reflected that arrears in the past have been as high as \$50,000!

8. Property Manager's Report

8.1 – The PMR Report was reviewed.

8.2 – Financial statements to August 31 were reviewed with everything on course for year end. The \$70,000 approved at the SGM was incorporated. Based on YTD figures the 2015/2016 Budget was prepared.

8.2 – The Treasurer and Cornerstone presented the proposed budget for 2015/2016 Budget. MSC and approved by Council for presentation to the Membership at the AGM. Again, there will be no increases to Strata Fees.

9. New Business

9.1 – Action Plan for administering Dog Bylaw: There were lengthy discussions on this subject with Council trying to balance demands by many Members that Bylaws and Rules related to dogs be strictly enforced and at the same time not making 799 a dog-unfriendly Village. As many previous Councils found, this is a difficult issue. As anywhere, it is always a few who give a bad reputation to responsible dog owners.

9.1.1 – Council is reluctant to implement a fine system on Owners but *status quo* is also not acceptable. Some intermediate steps were proposed before fining.

9.1.2 – The Village Representative was asked to prepare laminated notices which each home owner will be asked to post reminding everyone of the Leash Bylaw and the poop and scope Rule and stressing the liability of Owners.

9.1.3 – The Village Representative was asked to seek out and propose an enclosed dog off-leash exercise area. As a trial, an area enclosed by a snow fence will be created this winter.

9.2 – A proposal for a Bylaw at the AGM requiring all new building changes and repairs to use non-combustible building materials is not enforceable for a Bareland Strata. It will be a "Recommendation" in the new Fire Plan.

9.3 - Update on Ladder Fuel marking and cutting. Most of the marking of Ladder Fuels is complete. Cutting will commence October 1.

9.4 - Report from FireSmart Committee regarding progress on Plan and equipment selection: The Storage Facility and Muster Station is being ordered. Council approved the capital required to provide power. More meetings are required for equipment selection. It has been proposed that the PowerPoint presentation made at the SGM be put on the 799 website. The Fire Smart

Committee attended a Steering Committee Meeting called by CVRD. The Consultants gave an interim report but were sent back to do a lot more work.

9.5 – The Village Representative confirmed that several people have received fire training by MWAR and that access to equipment has been made available.

9.6 – Council encouraged Members to do a general clean up before the snow flies. Much work has already been done by Members this summer.

10. Next Meeting: Council will have an informal meeting at Stone's Chalet at 7 PM on October 9, in preparation for the AGM.

11. Adjournment: The meeting adjourned at 3:55.

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