



CORNERSTONE PROPERTIES LTD.

UNAPPROVED

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STRATA 799, REGULAR COUNCIL MEETING TURNHAM RESIDENCE, SHAWNIGAN LAKE AUGUST 11, 10:00 AM

1. Call to Order: 10:12
2. Attendance: R. Meiner, D. Zandee, G. Wrohan, B. Shires, H. Turnham. Apologies- M. Stone, T. Haglund
 - 2.1 Others in Attendance: L. Blair-VR, J. Meikle -PM, Cornerstone Properties Ltd.
3. The Agenda was approved with one minor addition.
4. Approval of Minutes of last Regular Council Meeting of May 5, 2013. MSC
5. Matters Arising from last Regular Council Meeting:
 - 5.1 Power pole at #37 & #39 status – Village Representative (VR) reported the owners and BC Hydro are coordinating repairs.
 - 5.2 New signage – VR reported all previously discussed signs were acquired. The issue of fire reporting and possible requirement for signs arose and is covered in New Business.
 - 5.3 Bylaw Review Committee: J. Meikle presented a report. See 11.5.
 - 5.4 Lot 73 Boundary Issue: Owners are dealing with External Authorities.
 - 5.5 Bottle Bin at General Store – Ski Club needs to coordinate with MWAR to relocate the bin to where the garbage dumpster was before, north of the General Store.
 - 5.6 Civil Works scheduled for Summer/Fall 2013.
 - 5.6.1 – Parking Lots and some roads have been graveled. Council authorized VR to spend up to another \$11,000 if required.
 - 5.6.2 -- Lower Henry PL entrance has been built up and contoured.
 - 5.6.3 – Upgrade of gardens in progress for season.
 - 5.6.4 -- Brush Cutting. Council authorized VR to spend approximately \$200 to purchase a small brush cutter to clear overhangs on roads.
 - 5.6.5 – Culvert required in front of #80 and #100. VR in consultation with contractor recommended re-contouring as a trial. This work is complete. Council concurred to wait to see what happens when it rains.
 - 5.6.6 – Relocation of Yellow Gate. With new information on ground conditions at the site, and other considerations, Council decided not to place the gate at this time as it would be too costly.

5.7 Village Aesthetics Committee – President sent out new letters to some owners. Council is hopeful owners will have work done this season.

5.8 Tree Issue – 931 Clintonwood. President sent letter to owners.

6. Correspondence: Council was advised of one ownership change.

7. Property Manager's Report:

7.1 Delinquent strata fees. One owner has fallen behind to the point Council must take legal action. Cornerstone to seek firm repayment schedule or 799 will have no choice but to take action.

7.2 The 2013/2014 Budget was discussed. See 11.1

8. Treasurer's Report:

8.1 The Strata remains essentially on budget after nine months of actual costs and projections to fiscal year end suggest no surprises.

8.2 Expenditures on summer work program are as per budget and an additional amount of up to \$11,000 for extra work was made available if required.

8.3 Arrears Collection. A report was presented. This is timely as those in arrears cannot vote at the AGM.

9. Village Representative's Report: Various items were presented in Section 5 and New Business.

10. New Business:

10.1 A committee of R. Meiner, D. Zandee, H. Turnham; G Wrohan and B. Shires are to review fuel surcharge details for the upcoming snow season.

10.2 Fire Alerts. Following an incident on the Mountain this summer, Council asked the VR to coordinate with T. Haglund concerning limited measures the Strata can take.

11. AGM Preparations: Various details and requirements were discussed in preparation for the AGM.

The AGM is scheduled for Saturday, October 12 at the upstairs lounge in The Alpine Lodge. Registration will start at 9:00 AM and the meeting at 9:30 AM.

11.1 Budget – Council reviewed a Budget that will be presented for approval. Although various line items will change, it is anticipated that Strata fees will be similar to this past year.

11.2 Snow Clearing Surplus. The snow budget has a \$36k residual. Council designated \$6k for additional summer work and will propose the balance be included in the Snow Reserve.

11.3 Approval is required for not filing a Deprecation Report.

11.4 There is a new requirement for the Strata to prove it is a non-profit entity to avoid filing Income Tax Returns. Council instructed Cornerstone to prepare the required documentation. Council is to report at AGM.

11.5 Council to present for approval minor changes to streamline Bylaws to correct some minor omissions, deficiencies and extraneous details.

11.6 Council to report on efforts to curb use of 799 garbage bins by other users. Owners are still subsidizing others.

11.7 Council to report on efforts to have members maintain village aesthetics by direct appeals to owners. Council will continue to act upon complaints of owners.

12. News Bulletin: Next Bulletin is due out following the AGM and to include Parking Passes for the new season.

13. Next Meeting: Council will meet on Friday, October 11 at 6:00 PM at Wrohan's Chalet.

14. Adjournment: The meeting was adjourned at 12:36.

MINUTES13.08.11