



# CORNERSTONE PROPERTIES LTD.

# UNAPPROVED

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## MINUTES

### STRATA 799, REGULAR COUNCIL MEETING WROHAN RESIDENCE, MOUNT WASHINGTON SATURDAY, FEBRUARY 2, 2013, 8:30 AM

1. The meeting was called to Order at 8:26
2. Attendance: Richard Meiner, Gerald Wrohan, Dick Zandee, Bob Shires, Harold Turnham, Mike Stone, Tom Haglund; Lana Blair -Village Representative (VR) and John Meikle-Property Manager (PM) were in attendance.
3. Approval of Agenda: MSC
4. Approval of Minutes of last Regular Council Meeting of August 25, 2012: MSC.
5. Review of AGM Minutes, October 6, 2012: Completed.
6. Approval of October 6, 2012 Council Meeting Minutes: MSC.
7. Matters arising from previous meetings:
  - 7.1. Village Aesthetics: Several letters were written to owners during 2012. Some acknowledged - some didn't. New letters will be written to those who did not respond.
  - 7.2. Power pole at #39: Initially the VP approached BC Hydro but was told this was a matter for the owner. Council's position is the pole is on Common Property so has jurisdiction. VR to contact owner and BC Hydro if necessary with an aim to get this long standing issue resolved.
  - 7.3. Remaining Civil works left over from last season and budget: These items were reviewed and added to New Business.
  - 7.4. Construction Work Debris: Successfully cleared before snow flew.
  - 7.5. From AGM – Relocation of Bin to Main Lot. See 12.3
  - 7.6. From AGM – Review of signage. See 12.5
8. Correspondence:

B. Ives of Unit 79 followed required procedures and checked with Council regarding civil works, in this case replacement of stairs.
9. Property Manager's Report

Items not completed or covered elsewhere include:

  - 9.1 – PM gave an update on fee arrears, which Council discussed.
  - 9.2 – Bylaw review committee: R. Meiner, M. Stone, B. Shires and D. Zandee assigned.

9.3 – Liability Insurance: Successfully renewed with only minor changes to premium.

## 10. Treasurer's Report

10.1 – Although snow removal charges to date are higher than last year, we remain on budget.

## 11. Village Representative's Report

11.1 – VR laid out scheduled work for 2013. See New Business.

## 12. New Business:

- 12.1 – Lot Boundary issue: Council is aware of a problem with one unit and resolved to assist in any way it can. A letter is to be written acknowledging the issue and to stress 799 must be cleared of any liability.
- 12.2 – Bottle Bin at General Store: People are disposing of garbage at this bin and the VR is left to clean up, which is unacceptable. VR is to approach MWAR regarding a possible move to Main Lot.
- 12.3 – Garbage/Recycle at Main Lot Dumpster: A survey done over Christmas showed a significant number of non-799 people continue to use the 799 bin. B. Shires will suggest to our garbage contractor that he approach Fosters. B. Shires also to contact MWAR as they have some responsibility when setting up residential complexes.
- 12.4 – Parking Lots: The VR and her team were complemented for the excellent job done over the Christmas Break. More cars were parked this year with a few spots remaining. Many warnings were issued but it was necessary to call the tow truck only once when non-799 visitors used the lot. A concern was raised about the new towing contractor regarding timeliness but it may have been extenuating circumstances. VR is to monitor.
- 12.5 – Signage: VR continues to review. Council approved purchase of four replacement sandwich boards and two more concrete bases.
- 12.6 – Street Lighting: Several lights failed shortly into the season. Council approved repair now rather than wait for fall. VR to obtain quotes.
- 12.7. – Strata Seminar: B. Shires reported on attendance at Bare Land Strata seminar in Duncan.
- 12.8 – Temporary Parking Passes: Subject was reviewed as some owners are ignoring the temporary aspect. VR & B. Shires have been dealing with such owners.
- 12.9 – Civil Works scheduled for Summer/Fall 2013:
  - 12.9.1 – The parking lots and some roads to be graveled.
  - 12.9.2 – Lower Henry PL entrance needs to be built up.
  - 12.9.3 – Upgrade of gardens to continue.
  - 12.9.4 – Brush Cutting: 2012 campaign very successful. Review in fall.
  - 12.9.5 – Culvert required in front of #80 and #100. VR to get quotes.
  - 12.9.6 – Relocation of Yellow Gate: Spring project.
- 12.10 – Information Bulletin: Following the Christmas rush several issues were highlighted that needed attention.
  - a general reminder is required regarding dogs off leash, poop and scoop and vehicles in village.
  - new items include awareness of danger of large snow clumps on trees and children digging holes alongside roadways.

B. Shires to prepare Information Bulletin.

13. Next meeting: The next regular meeting is slated for 10 AM, Saturday, May 4, at the Stone Residence in Maple Bay.

14. Adjournment: The meeting was adjourned at 10:10.