



## **CORNERSTONE PROPERTIES LTD.**

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# **UNAPPROVED**

### STRATA 799 ANNUAL GENERAL MEETING, OCT. 8, 2016 MINUTES

Since there was no Quorum, the 15 minute wait rule was applied. In the interim Peter Gibson gave Members a report on the changes at the Resort.

The new owners are Pacific Group Resorts who own three ski hills in the USA. All three specialize in summer activities so we can expect to see changes here as well. The Bike Terrain was reintroduced this past summer and was very successful. There were thirty weddings hosted.

There is a new logo, underscoring the new Mt. Washington.

Snow making will be a great addition. Different equipment is being tested and the water reserve has already tripled and additional areas will be developed.

The Company has signed partnership agreements with major suppliers. Rossingnol equipment will be featured, new Prinoth snow cats are being acquired, and Coca Cola will be exclusive, replacing Pepsi.

A new software system is being installed. This will make it possible to book ski lessons on line. Season's Passes will become available at the end of October.

Over the next few summers all lifts will be painted dark green, The Eagle and Hawk are already complete.

Major revisions are underway in the Lodge with a new restaurant replacing the old retail store, which moves to the other end of building where Freshes was.

1. The meeting was called to order at 10:42 with 32 Members in attendance and 4 proxies given. A quorum is 49.
2. Richard Meiner was confirmed chairman.
3. Proof of Notice of Meeting was confirmed.
4. The Agenda was approved. M13, S 11, carried.
5. Minutes of the last AGM were adopted. M 137, S 34, carried.
6. There was no Unfinished Business.

7. The President gave his report. He thanked Council and the Village Representative for work conducted. He made mention of 799 Members and other volunteers who sat on the CVRD Fire Steering Committee and thanked Councilor for Area C, Edwin Grieve, and James Bast, Manager of Fire Services, for their leadership role in completing the recent Fire Referendum for Mount Washington.

8. The insurance policy has been extended with the addition of volunteer coverage. Premiums rose marginally to \$3400.

9. The Budget was approved. M 87, S 130, carried unanimously. The total budget is \$287,000, requiring an increase in Strata Fees of 12%.

10. Adoption of  $\frac{3}{4}$  Vote, Resolution #1, of Bylaw 3(3) adding the legality of an off leash area for dogs. This was trialed in 2016 and will be refined in 2017. Additional costs in 2016 were \$721 but part of this was non-recurring costs for signs. M 57, S 111, carried with five opposed.

There was much discussion about dogs with strong opinions against irresponsible owners and generally Council was criticized for not enforcing the fines for infractions of the Bylaw. Now that there is an alternative with the off leash area, Council will reconsider enforcement strategies. This will not be easy! New signs will warn non-799 dog owners of the Bylaw and potential fines.

Subsequent to the meeting, the President spoke to several members who have volunteered to work on this problem as a Committee. Other members will also adopt garbage bins. If anyone is interested please contact Councilor Nancy Fletcher at [Ftloop@telus.net](mailto:Ftloop@telus.net) or on cell phone at 250-857-6647.

11. Adoption of  $\frac{3}{4}$  Vote, Resolution #2. Council sought permission to expend \$28,000 from reserves for snow removal, as required, between Oct 1, 2016 and May 30, 2017. M 35, S 87, carried, to change the typo of May 2016 to May 2017. The main motion was M137, S13, carried unanimously.

12. Adoption of  $\frac{3}{4}$  Vote, Resolution #3. M 130, S13, carried unanimously that 799 waive requirement for preparation of a Depreciation Report.

13. New Business. Members were asked to indicate concerns for Council action.

13.1 – Complaint about unauthorized tobogganing near #79. It was agreed by all that enforcement of the Rule prohibiting tobogganing is difficult. Education remains the best plan.

13.2 – That the new off leash area should be advertised and dog owners warned about fines if Bylaws are contravened. Will be done through next Newsletter and other means.

13.3 – Ditch has been culverted at Castle Crag. Village Representative is working with MWAR to add some topping material.

13.4 – Complaint about speeders. New signs have been erected. Enforcement will remain difficult.

13.5 – Roadway repair due to drainage in front of #85 incomplete. Village Representative to coordinate with MWAR.

13.6 – 137 reported that the parking spot beside # 97 has been damaged. Village Representative to coordinate with MWAR.

13.7 – 33 complained there were boughs down near her building and assumed it was due to the recent wind. The Village Representative stated it was still part of the ongoing ladder fuel cutting project and will be attended to.

13.8 – 79 stated there was a dead tree behind the building. It will be looked at while Skyline is still on the Mountain. Dead trees are removed as a matter of course.

13.9 – 94 questioned why the budget and actual of the Village Representative's remuneration showed a discrepancy. The budget included extra funds for work to be done by the Village Representative beyond direct remuneration and this work was ultimately not required.

13.10 – There was a complaint there were not more garbage cans for doggie bags. It was suggested owners need to use available garbage cans.

14. Election of Strata Council. The entire Council volunteered to stand for another year and there were no other nominations from the floor. M 137, S 111, carried the Councilors be elected as stated.

Your 2016/2017 Council comprises: Richard Meiner, President; Tom Haglund, Vice President; Bob Shires, Treasurer; Dick Zandee, Secretary; and the three following Members at Large: Harold Turnham, Nancy Fletcher, and Mike Stone.

15. Non-agenda item. The Secretary presented a PowerPoint Presentation on the Fire Project, both internally and externally, with the CVRD Referendum having recently succeeded. It was stressed that although the Referendum has passed, it will be at least one year until a Fire Service with external firefighters is in place. Even then it will not constitute a Fire "Department". Owners should not mislead insurers. For the next year the 799 Fire Service will be the only protection. A call to 911 will only result in a response if life is at risk in which case Courtenay will respond, BUT THEY WILL NOT FIGHT A FIRE. In the meantime fires should be reported to the Village Representative at 250 218 0555. As of October 15, 2016.....

**CURRENT PROCESS: CALL 911 THEN CALL 250-218-0555**

16. Non-agenda item. Councilor Harold Turnham reported on the October 7, 2016 TMW AGM. Contrary to the proposed dissolution of TMW, it was decided that TMW will continue to exist but fees will be voluntary. Members must obtain the application form to withdraw from the mandatory fee levee. The member must be in good standing and once approved by TMW, the Member must have the encumbrance removed through the Land Title Office. If this is not done soon, the Member will be committed to the next year's fees.

Attached is a copy of the resolution passed at the TMW AGM as well as the Land Title form, which is required.

17. The meeting was terminated at 12:10. M 111, S 47, carried.