

Strata Plan 799
Annual General Meeting Minutes
Saturday, October 12, 2019



THE OWNERS OF
STRATA 799

Attendance: Including both registered proxies and attending property owners we have a Quorum for the first time in quite a few years.

Board members present: Kelly Gilday - president, Kyla Mellson -Vice President, Harold Turnham – Treasurer, Heidi Fuerste – Secretary, Dan Fell – Member at Large

While waiting for the Quorum and Attendance counts an introduction of the Board and others sitting at the front table was given by Kelly Gilday. Harper and Jordan from Telus presented to the members information about the Fiber Optics installation in Strata 799.

This year Telus will only be able to install into 6 unit or less multifamily dwellings and single-family dwellings due to code restrictions. The install technicians plan to finish this fall before the snow makes the village roads impassable. Residents should connect with Janine Rathef to receive the technicians contact information. To keep the schedule efficient the best route for installation is to contact the installers directly to organize the bookings.

There was to have been a communication from Telus to the property owners before the hardwires were installed from pole to the building sides, however since this didn't happen, TELUS will be willing to come and remove it the wiring for free. If the wiring is removed at the property owner's request, there will be a service charge in the event the wiring is reinstalled in the future. It was noted there were some initial bumps as there were a couple of Telus departments which weren't communicating properly, it is felt by both Jordan and Harper this has been rectified.

Some concerns were brought forward from the floor on wire and hardware placements, Telus confirmed they will come back and fix any snow caused issues this winter. Fiber optics is a better faster service, the wiring last longer and has less breakdown. Promotions may be available; homeowners will be made aware of them when you contact for new installation.

Dean Prentice from Mount Washington Resort also made a presentation giving summer and future updates. Overall the summer was quite busy, the resort hosted 5 races and the first Enduro race ever. Zipline did not complete this summer as only the two bottom runs opened to public. Dean reflected this was a good trial run for full opening next year. May long weekend 2020 is the target opening date for the completed zipline.

Future park plans for next year include building another 2-3 km of trails for next year. The resort will be adding e-bikes next year along with guided tours.

Snow making has been the second big project for summer 2019, this was a 3 million project including new power, pumphouse, wet well, and upgrades to the reservoir. The new system is fully automated to take advantage of any snow making opportunity. At this time 29 acres of ski runs are covered under snow making. Phase 2 and Phase 3 will continue in future years.

Other significant changes: another 500,000 dollar snowcat has been added to the fleet, Sunrise Chair has been painted to blend in with the mountainside, and the Marmot floor has been refurbished with new paint, flooring and new food concept.

Mount Washington and the other affiliated resorts have been enrolled into the NSAA climate challenge with sustainability initiatives. Some changes we will notice include the installation of bottle fillers as there will no longer be bottled water for sale. There will be no single use plastic bags or rain ponchos, the recycling program will be significantly increased. Many of the lights will be retrofitted to LED, the resort is looking into car charging stations and electric snowmobiles. The guests will see HOV parking spots and bus transportation included into the Gold Pass purchase.

After 32 years George Trousdell has retired. Two employees will be taking his place: Dan Caley will be Director of Maintenance and Facilities, and Layne Marett will be Director of Mountain Operations. Layne is a new employee to the resort, moving over from the lower mainland. There is also a new marketing manager – Kala Stockton from Whistler. There will be an Events Coordinator again as the Resort would like to expand the events calendar.

The Learn To Ski program expands from only Alpine to include Nordic this year.

Questions from the floor: one resident enquired about better access from the village into the lodge. This is an area Dean has not considered before but will start to bring this forward. Eventually plans may include a lift access from the base of the village to connect close to the lodge.

Another property owner asked for the size of the reservoir, and if the size is sufficient. Currently the reservoir is 5 million US gallons and is on an aquifer. The Resort may expand the reservoir next year.

Dec 6, 2019 is opening day weather permitting.

Strata 799 AGM

1. **Call to Order:** 10:48
2. **Certify Proxies and Quorum:** 26 Proxies, 37 in Person, for a total of 63. 49 is needed for a Quorum.
3. **Filing of Proof on Notice of Meeting:** Sept 23, 2019
4. **Approval of Agenda:** Moved 101, Seconded 94, Carried
5. **Adoption of Minutes of October 6, 2018 AGM:** Moved 13, Seconded 111, Carried
6. **Unfinished business** – Oyster River Fire Rescue has purchased their own container for storage which is in the Main Parking Lot. The CVRD will be looking at new budgets and numbers to build the hall throughout the next year. The Advisory group has encouraged Stratas from other areas of the Resort community to join the committee to gain a greater understanding of their concerns and to create a more reflective mix of residents. Heidi Fuerste added that more volunteers are needed to be trained and ready to staff the hall once it is built.

7. **Presidents report:** Presented by Kelly Gilday

It was an interesting start to the year with 4 new council members and a lot of great ideas. One of the first challenges was the loss of the two very engaged council members. The council decided not to try and fill those positions by appointing individuals but rather to let the membership decide during the AGM.

It was business as usual for the most part of the year without any major issues arising. The council continued to deal with parking permit issues, blocked fire lanes, tree trimming, garbage bin abuse and dog off lead items but these will always be reoccurring issues.

Council approved the use of the Fire Department ATV in the Village which many of you may have seen making its way around during the ski season. It nice to see that capability in the Village.

Council received quite a few renovation notices and one new building notification for construction in the village. We did have a few cleanup issues but for the most part everyone was very good about getting the debris removed as soon as possible.

Council worked on a plan to increase the parking in the village and a few new parking spots were added to keep the fire lanes clear. Each year council planned to add a few more parking spots as needed.

Tred was awarded the work to repair the roads, remove stumps, and add the parking spots as per council's direction. This work was completed for the most part, but a major mechanical breakdown did create some delay in the completion and we hope to see this finished soon.

The Village Rep was busy as usual throughout the year dealing with parking issues and property maintenance items.

The Oyster River Fire Department and the CVRD have been good partners in working to resolve some of the storage issues for the fire response equipment and we now have a standalone container just for the fire equipment. Members of the Strata Council sit on the Fire Service Advisory Committee and continue to champion getting the fire hall in place.

On behalf of the Strata 799 Council, we would like to thank you for the opportunity to serve as your representatives.

8. **Insurance Coverage:** John Meikle has reported there was a delay in receiving the actual documents, however policy costs approximately \$3800.00 and the standard deductible is 1000.00.
9. **Adoption of Budget:** no increase to Strata Fees for the upcoming year. A Motion to Accept was made by 101, Seconded by 111, Carried. Discussion; *Consulting fees* = village Rep, *Exterior Repairs* = Fire lanes, signs, road repairs, prep for winter works, proper clearances.
10. **New Business:** Parking pass replacements, if a resident has their old pass which needs to be replaced there is no charge. If they have lost their pass there is a \$10.00 replacement fee. Andrew Shires stood to clarify the minutes statement (from February 2019) regarding the old Strata 799 Website. He wished the record to show he was not being uncooperative, there was never an official request from council regarding the transfer of domain and maintenance. Domain name registration is still active and needs to be transferred. A member from council will contact Andrew regarding the domain change.
A property owner enquired why the change in road materials. It was clarified the plan is to build up with crush and then top with the Blue Chip.
11. **Election of Strata Council:** Harold Turnham decided to not put his name forward for reelection to Council. All other incumbent members were prepared to stand for re-elections. Scrutineers were: #111, 94, 108. 4 additional names from the floor were nominated and accepted. A secret ballot was held, and the following were elected to the 2019/2020 Council:

Lana Blair, Wendy Woodley, Mike Garlinski, Kyla Mellson, Kelly Gilday, Dan Fell, Heidi Fuerste

Upon completion, there was a motion to destroy all ballots, Moved by 13, Seconded by 94, Carried.
12. **Termination of Meeting:** Moved by 13, Seconded by 94, Carried. Meeting adjourned at 12:05.