



CORNERSTONE PROPERTIES LTD.

#301 - 1001 Cloverdale Ave., Victoria, B.C. V8X 4C9
email: info@cornerstoneproperties.bc.ca
webpage: www.cornerstoneproperties.bc.ca
Tel: (250) 475-2005 Fax: (250) 475-2008

STRATA 799

Regular Council Meeting Agenda

10 AM, Saturday April 9, 2016

Stone Chalet #34, Strata Way, Mount Washington

UNAPPROVED

1. Call to order: 10:00 AM

2. Attendance: Full Council, Village Representative, Property Manager

3. Approval of Minutes of 2016.01.30 Meeting: MSC

4. Matters Arising for last Minutes:

4.1 – Letters to #56 and #21 regarding cleanup this summer. - done

4.2 – Competing 799 Website. – T. Haglund met with MWAR. We were asked to talk to their IT Administrator. B. Shires to follow up.

4.3 – Drainage at Dougan's Parking lot – Much improved but will monitor when snow melts. May require an additional small ditch. Carry forward.

4.4 – Future monitoring of blue crush test patch in Main Parking lot – So far, looks good. It was recommended all further repair use blue crush. Carry forward.

5. Correspondence:

5.1 – Letter from a Member asking Council to contact membership to gather additional statistics regarding flat tires on the Mountain Highway, apparently aimed at mounting a case against Highways. Council contacted MWAR to see if there had been significant reports from the thousands of people who visit the Resort. There were none. Council held an email meeting and decided this issue did not warrant the cost of an immediate general mail out, but confirmed the request would be reviewed at the first Council Meeting. Today Council suggested that anyone wishing to pursue this issue may contact Mr. Grisold directly at jeff@grisold.ca.

5.2 – Member wanting personal exemption to Dog Bylaw. Council agreed to contact the Member indicating Council did not have the authority to make exemptions to a Bylaw without a general vote at an AGM, a move that will be undertaken for this request. B. Shires to respond by email.

6. Village Representative's Report:

6.1 – Partial resurfacing of Main Parking Lot this summer. Council decided to strike a committee of R. Meiner, M. Stone and L. Blair to assess how much work will be undertaken. Carry forward.

6.2 – Additional brush cutting along summer roads. Council MSC a motion granting Grizzly Alpine Services to expend up to \$9000 as required. Under-runs to go to cutting ladder fuels.

6.3 – More road works required at Albert Edward this summer. Assess then. Carry forward.

6.4 – Fire Smart Presentation. The Village Rep. had two meetings with Mark Petrovic regarding 799 becoming a “Fire Smarter” Community. Various recommendations for cutting additional ladder fuels arose. This issue was tabled until the next meeting when we have a better knowledge of residual funds for additional ladder fuel cutting, beyond the \$5K budgeted, if required.

7. Treasurer’s Report:

7.1 – Review of Arrears: A total of \$2741.40 is outstanding. Two Members have gone to collection procedures.

7.2 – Parking pass activity of the season. B. Shires reported on status of new passes generated.

7.3 – Parking revenue totaling \$260 was raised from issuing temporary passes from 799 and MWAR visitors.

7.4 - Dog Off Leash area. It was reported that \$400 was spent on signs and doggie bag dispensers and \$700 on grooming. A draft resolution was circulated to amend the existing Bylaw making it legal to operate an Off Leash area. Council to decide at next meeting if this will go for Membership approval at the AGM.

7.5 – Two fines collected for Fireworks infractions. Owners deducted \$200 from damage deposits for infractions.

7.6 – Snow Clearing Costs to April 1 YTD totaled \$131,837.68, the largest comparable figure for several years. This was the result of a good snow year this winter. Only critical parking lot maintenance is to be undertaken for balance of winter.

7.7 – Garbage Costs YTD. Data was presented showing an increase over last year, again reflecting a greater owner/visitor turnout this winter. One noticeable anomaly was the proportionate increasing costs for the Upper Henry Parking Lot bin. Members are asked to remain vigilant for vehicles coming from other Stratas. License Plate numbers will be useful.

8. Property Manager’s Report:

8.1 – A Profit and Loss Statement to March was reviewed. No anomalies.

8.2 – Key account summaries were reviewed. With additional revenue coming in over the balance of the Financial Year, projected expenditures should be within budget. It will be necessary to utilize funds from the \$50k Snow Reserve (8095). Fire Project (7033) will likely be under-budget after remaining gear arrives. Some specs still to be determined.

9. Fire Project Report:

9.1 – Status of Snorkel Acquisition Project – Mike Stone reported 799 is ready to meet with MWAR.

9.2 – Status of Equipment Acquisition – Most of the equipment recommended by outside consultants is in place. Up to \$10,000 outstanding, including the purchase of an AED. Any deficiencies will be reviewed after the April 16 Fire Practice.

9.3 – Fire Station Power Connection – Hydro to perform work once snow is gone. Carry forward.

9.4 – Manual – Dick Zandee reported the third revision had been printed. Council MSC motion to pay printing costs of \$509.

9.5 - Steering Committee Report – Richard Meiner reviewed progress of last two meetings. CVRD is undertaking study of who will be able to vote. Corporations and Companies are disqualified from voting in a Referendum by law. This could preclude up to 40 % of Owners from voting! Council sought legal advice and confirmed this. Further review in progress by various parties. CVRD is now proceeding to stage of drafting bid requests from local fire departments. A referendum later this year is planned.

9.6 – On 16.03.29 Strata 799 hosted a tour of the Village and all Mountain facilities for CVRD representatives. The tour stressed the special winter procedures for 799 even within the overarching CVRD initiative.

9.7 – Plans for April 16 Practice were reviewed. Interest from various volunteers received in recent weeks. Council authorized Grizzly Alpine Services to pay the scheduled Fire Department firefighters and recoup costs from 799 later.

9.8 – Ladder Fuel cutting next summer. Further recommendations from Forestry suggested the next step was to cut deciduous vegetation near buildings. This will be undertaken to the degree funds are still available within this year's budget. There were further recommendations to cut additional conifers as a third stage. Council to study these recommendations and possibly recommend budget figures for next year. Carry forward.

9.9 – Laminated signs – Bob Shires distributed recommended laminated signs for distribution to all units. Council agreed with the format, with minor changes, but decided to review again after the upcoming practice before finalizing the design. Depending on costs, this may be deferred to the AGM. The signs review all Bylaws and give details on reporting fires.

10. New Business:

10.1 - Council discussed the upcoming annual assessment of contributions to Tourism Mt. Washington. It appears that MWAR is in arrears and the new owners may not be prepared to contribute to this entity. This leaves the burden of funding TMW on those small businesses operating in the area and chalet owners. One possible solution is for those affected to attend the upcoming MWAR AGM and voting for a winding up of the society. Council would like to see how many Members of 799 would support such an action by taking an unofficial straw vote. Based on the support, one member has volunteered to contact MWAR to place this issue on the AGM agenda as a special resolution.

10.2 – Discussion of setting up change to Dog Bylaw at AGM to make Dog Off Leash Area legal. Tabled for next meeting.

10.3 – Plan to discuss dog action plans at AGM. Tabled for next meeting.

11. Next Meeting: The next meeting is set for 10 AM, June 25, at the Cornerstone Offices in Victoria.

12. Adjournment: The meeting was adjourned at 11:53. A special thanks to Mike Stone for again hosting the meeting.

APPENDIX TO APRIL 9, 2016 MINUTES

Members of 799 Making Contributions to Tourism Mount Washington (TMW).

At this point the Council of Strata 799 is not taking a position of this issue but as a service to members we can make the following statements and suggestions:

1. The annual assessment of TMW payments is about to be released.
2. It appears that Mount Washington Alpine Resort (MWAR) is in arrears for current dues (about \$50,000)
3. It appears that MWAR will not contribute this year.
4. This leaves the burden of funding TMW upon the backs of small businesses operating on the Mountain and individual Chalet owners.
5. If a 799 Member has Free Hold, you are contracted to pay the dues. It would be very difficult, expensive and time consuming to challenge your contract.
6. One legal way to challenge fee payment might be to attend the next TWM AGM and vote to wind up the Society.
7. We are advised that an individual has decided to request that a wind up motion be placed on the TMW AGM Agenda.
8. It would be very important for those so inclined to show up and vote at the meeting.
9. For the sake of those wanting to pursue this, it would be good to know how much support there is for such action.
10. As a service to those involved, 799 is prepared to collect the data (for 799 Members only) for your needs by way of a simple straw vote.
11. You may fill in the following ballot and send it to the Property Manager, John Meikle via email to johnm@cornerstoneproperties.bc.ca no later than **Friday, April 22, 2016**.
12. 799 will make available the number of YEAHS and NAYS, but not release names. The reason for asking names is merely to prove it is bona fide vote.
13. There is some urgency to do this because of the timing of the meeting. You may be committed to one more year of fees even if this motion passes.
14. By attaching this Appendix to the Minutes of the last Council meeting, there is no cost to 799 Members for the distribution of this process.

BALLOT

I, _____ (please print), as Owner or representative of Strata
Plan 799, Unit _____,

Would support a vote to wind up TMW

Would not support a vote to wind up TMW

Would be prepared to attend the meeting to vote.

Comments: _____

