

STRATA 799
MINUTES OF SPECIAL GENERAL MEETING
SATURDAY AUGUST 8, 2015
ALPINE LODGE, MOUNT WASHINGTON

The purpose of the meeting was to approve a Fire Protection Program and adopt a related Bylaw.

The meeting was set to start at 1:00 PM but because it was not known if there was a Quorum, the 15 minute delay was invoked. During that period Council made a presentation of the proposed project. Upon conclusion, which included many good questions, comments and suggestions from the floor, the formal meeting started.

1. Call to Order: The meeting was convened at 2:33.
2. Proxies were certified. As it turned out, there was a quorum with 16 members (plus many family members) present in person and 19 represented by proxy, a total of 35 as compared to 34 required.
3. Attendance: Aside from full Council, Property Manager and Members, special guest Cumberland Fire Chief Mike Williamson attended. Apologies from the Village Representative.
4. The president was elected as Chairman. M 130, S 137, carried.
5. Proof of Notice of Meeting was confirmed.
6. The Agenda was approved. M 137, S 13, carried.
7. Minutes of the October 11, 2014 Annual General Meeting were approved. M 137, S13, carried.
8. The only unfinished business arising was the report that quotations had been obtained for installation of a Village-wide Wi-Fi System. Only one company quoted and the cost was deemed prohibitive.
9. The Property Manager explained the recommended procedure of allotting funds for the Fire Program. The proposed \$70,000 will be taken from the Contingency Fund comprising \$112,000. This fund is specifically design for such unbudgeted projects. The amount used can comfortably be replaced by this winter's underrun of snow clearing once all monthly charges are in for the budget year.
10. Adoption of $\frac{3}{4}$ vote Resolutions
 - A. Resolution #1

BE IT RESOLVED by a $\frac{3}{4}$ vote of the Owners, Strata Plan VIS 799 (the "**Strata Corporation**") that, pursuant to Section 96 of the Strata Property Act, the Strata Corporation is authorized to expend from the Contingency Reserve Fund an amount not to exceed fourteen thousand (\$14,000) DOLLARS for the purpose of removing ladder fuels (low flammable ground cover that can

lead to structures and trees) and to trim trees close to structures to create a fire break between them.

END OF RESOLUTION

M 130, S 137, 34 for, 1 opposed, carried.

B. Resolution #2

BE IT RESOLVED by a $\frac{3}{4}$ vote of the Owners, Strata Plan VIS 799 (the "**Strata Corporation**") that, pursuant to Section 96 of the Strata Property Act, the Strata Corporation is authorized to expend from the Contingency Reserve Fund an amount not to exceed fifty-six thousand (\$56,000) DOLLARS for the purpose of acquiring firefighting equipment as recommended by professional consultants as appropriate for use in various weather conditions, as well as the cost of retaining volunteer professional firefighters from other jurisdictions to conduct seasonal fire practices and respond in emergencies.

END OF RESOLUTION

M 130, S 45, 33 for, 1 opposed, one abstention, carried.

C. Resolution #3

BE IT RESOLVED by a $\frac{3}{4}$ vote of the Owners, Strata Plan VIS 799 (the "**Strata Corporation**") that, pursuant to Section 128(1) of the Strata Property Act that the following be adopted as a bylaw 30(2) of the Strata Corporation:

A resident or visitor must not at any time or for any reason set off or otherwise use any fireworks within Strata Plan VIS 799.

END OF RESOLUTION

M 130, S 117

Councilor Turnham moved an amendment to read:

No person shall set off or otherwise use any fireworks within Strata Plan 799 (The Alpine Village).

M 130, S 87, 34 for, 1 abstention, carried.

11. New Business:

- A. Proposal for AGM to create Bylaw to require new or renovated building exteriors to be replaced by fireproof materials.
- B. #87 suggested a broad education program for owners and renters. President confirmed that **The Fire Plan** will make much information available on simple preventative measures and on some new products, such as gels and foams.
- C. #13 reiterated that it is now law that all dwellings are required to have appropriate and functional smoke and fire detectors. Again this should be stressed in **The Fire Plan**.
- D. It was also pointed out that it is law to test building stand pipes annually. Another notation for **The Fire Plan**.

12. Adjournment: M 13, S 117 motion to adjourn. The meeting adjourned at 3:03.

This was a significant meeting and step forward for Strata 799, and hopefully for entire Mt. Washington. Council thanks members for attending, sending proxies and approving Council's recommendations.

A special thank you from all of 799 to Fire Chief Mike Williamson for attending.

Addendum

Monday, August 10, 2015

After nearly unanimous approval at that SGM to cut ladder fuels, it is proposed that a qualified team mark material to be cut and Members be given an opportunity to see for themselves what is proposed. Limbing of larger trees will also be part of the project, but not necessarily marked. This project will happen in September and Members will be notified by email, telephone or perhaps a mail out, as appropriate. We wish to finish the entire project before mid-October.