

STRATA 799

Regular Council Meeting Agenda

Thursday April 9, 2020 – 7 pm

Via Electronic Zoom App

1. Call to order: 7:03

2. Attendance: Mike Garlinski - #89, Lana Blair - #108, Wendy Woodley - #87, Heidi Fuerste - #131, Nancy Fletcher - #13, Bren Raiska - #174, John Miekle – Cornerstone Property Manager, Janine Rathlef, Village Representative. Meeting Chaired by John Miekle until the President was appointed.

2.1 Observers: none

3. Approval of Minutes of Regular Council Meeting of 2020.03.13 #108 moved to approve the previous council meeting minutes, #89 second, minutes were approved with one amendment.

4. Review of Minutes of RCM of 2020.03.13 in the Observers section the name should be Luisa Grisold, not Brenda Grisold.

5. New Business:

5.1 – Welcome to new board members, Nancy Fletcher, and Bren Raiska. Both Homeowners have a long history of owning in the village. Nancy has been a VIS799 Board member in the past and Bren has extensive Bare Land Strata experience.

5.2 – Kelly Gilday resigned via email dated March 25, 2020.

5.3 – To fill the vacant executive positions, #87 has nominated #108 to the position of President, #108 accepted this nomination, #13 seconded, all in favour. #108 is the President of the VIS799 for the remainder of the term.

5.4 – #87 has nominated #89 to the position of Vice President, #89 has declined this role due to interest in pursuing other projects for the board. #108 has nominated #131, #131 has accepted this nomination, #87 seconded, all in favour. #131 is the Vice President of the VIS799 for the remainder of the term.

5.5 – To fill the vacant Secretary position #108 nominated #13 for secretary, #13 accepted this nomination, #87, all in favor. #13 is the Secretary for the remainder of the term

7.1 –The board discussed Novel Coronavirus and COVID-19 concerns. The councilors felt a reminder bulletin based on the advice of BC's and Canada's top doctors and politicians would be appropriate. In efforts to 'flatten the curve', everyone is and continues to be encouraged to stay home and not travel or vacation. For vacationers who wish to rent and contact homeowners, it might be a good idea to point out the Strathcona Park and the resort is closed to all public access. Homeowners who do rent should consider special cleaning protocols between visitors to ensure the virus does not spread on surfaces within the unit. Homeowners and building caretakers in multi-unit buildings should consider higher cleaning protocols in common areas, frequent sanitizing of door handles, light switches etc. Physical distancing rules of 6 to 8 feet between people of different households should be maintained while walking on the roadways, parking lots and while socializing outside. Heidi or Bren will create an email bulletin for Cornerstone to distribute.

6. Matters Arising from Previous Council Meeting Minutes and carried over:

6.1 – Mike has been working on creation of a new website with the designer, a template will be available for the board to review by middle of April. The server will be through Telus and easy to maintain. Mike is going to take on the basic updating of the website rather than paying the 25.00 per change/update to the website designer. When extensive changes need to be made the designer's assistance will be enlisted. The unapproved minutes should be posted to the website within 2 weeks of the meeting. Initially members will be reminded to look at the website to review the minutes, adjustments will be made the following Regular Council Meeting and then minutes will be posted on the website as Approved.

6.2 – Parking lot/Garbage bins Camera research and pricing Janine has confirmed the cost for a camera to monitor the use of the garbage bins is 699.00 for 8 channels from Costco.

6.3 –Wendy will investigate the legality of cameras by the garbage bins within stratas. She will use CHOA as a reference. The cameras cannot be used to enforce bylaws, however ultimately the board would like to deter improper use of the bins and educate homeowners both in our strata and outside homeowners. Council will pull together the legal information and if appropriate to our use, then a proposal will come forward to the homeowners for discussion and vote at the AGM.

6.4 – Homeowners Parking Lot Advisory Committee (PLAC) - #108 nominated #174 to be the liaison for this committee, #87 second, all in favour, Bren will be the liaison and will connect with those who put their names forward to sit on the Advisory Committee. The group's purpose will gather input and information from as many homeowners as possible to determine areas of concern and possible solutions. The PLAC will make recommendations to the board, and the board will determine which recommendations to take to the homeowners for discussion at the AGM. Janine and Troy with TRED will be outside advisors as they have significant experience with the parking lots and concerns associated with them. The committee will also review bylaw 30 (4) to determine if the wording is still appropriate to the Alpine Village. Carry forward.

6.6 – New Owners Package revision/creation Wendy and Heidi will continue to work on this. Carry forward.

6.7 – VR contract renewal date is April 30 Nancy and Lana will work on this contract with Janine. Carry forward.

6.8 – Homeowners list updates Wendy has been working on this with Lana and Janine, this list should be finished shortly. The list will have the civic address, lot number, unit entitlement, and number of votes. It is anticipated Janine will use this list the most to contact individual homeowners in limited corporation building vs contacting the building's representative to Cornerstone. Carry forward

6.9 – Mike had emailed two owners in Building #86 to determine if they would like to make a presentation to council regarding removal of two trees outside one of the entrances. As of the meeting date a response has not been received. Carry forward.

6.10 – Council discussed if TRED should continue grooming or clearing the last amount of snow off the roads to allow earlier drive in access? #13 made a motion: to approve TRED when he feels it is safe for the road and equipment, he would work at distributing the snow so that the vehicles can drive on the roads earlier in the spring. This spring work will stay within the approved snow removal budget approved at the AGM. #174 second. All in favor. Carried. Lana to speak with TRED to discuss this decision.

6.11 - Janine confirmed she had spoken with BC Hydro and they stated excepting one pole by Building #89, the lights and poles belong to them and thus going forward BC Hydro will maintain and replace the lights.

7. Village Representative's Report: Janine received a letter with concerns about the low stringing of some fibre optic lines, she has been in contact with the installers and this will be addressed in the spring once the roads are accessible to vehicle traffic. MWAR has suspended their operations for May due to Coronavirus, at this point there is no date indicated when the resort will reopen. April 5 was the last day the village roads were groomed. The village remains fairly busy with homeowners and as a reminder: renters need to be informed about the parking pass requirements.

8. Fire Project Report:

8.1 – There hasn't been any meeting since our last Council meeting so nothing to report.

9 Property Manager's Report:

9.1 – Presentation of PMR, due to the short time between meetings and comprehensive agenda a separate PMR was not prepared.

10. Treasurer's Report of Arrears

10.1 - March 2020 financial statement for the 5th month of the 2019-2020 fiscal year. The year to date operating income is \$120,448.77 based on a budget of \$119,583.35. The year to date expenses are \$175,789.66 Based on a budget of \$119,583.35. This reflected a year to date deficit of \$55,340.89.

Notable expenditures this month were:

- \$3,546.98 for Garbage
- \$26,931.21 for Snow removal
- \$1,471.09 for Hydro
- \$840.00 for Tree removal

The closing balances, as of March 31, in the Operating Account is \$58,140.65 and the Contingency Reserve Fund is \$129,671.27.

Arrears total for this period are \$359.94.

As a note: Although there is a deficit, the budget is in good position. The deficit occurs most years due to the large expense of snow clearing which occurs at the beginning of the fiscal year. For the next few months we will have minimal expenses and the accounts will balance.

11. Correspondence:

11.1 – Correspondence from Homeowner requesting mailing address list for all Homeowners. He has received this information via Cornerstone.

11.2 - Correspondence from Homeowner regarding their concerns about the tree removal requested by building 86.

12. Next Meeting: May 12 at 2:00 via zoom

13. Adjournment: 8:50

