

STRATA 799

Regular Council Meeting Minutes
10:00 AM, Thursday, August 24, 2017
Cornerstone's Victoria Offices

1. **Call to order:** 10:03 AM

2. **Attendance:** Apologies from T. Haglund and R. Meiner.

D.Zandee elected chairman. N. Fletcher acted as Secretary.

3. **Approval of Minutes** of 2017.06.24 Meeting. MSC.

4. **Matters Arising** from last Minutes:

4.1 – Summer works: See 6.

4.2 - Distribution of notices to other Stratas regarding dog use area of 799. In progress.

4.3 – Status of Private Property signs: Arrived. Will be mounted at all entrances of Village shortly.

4.4 – Fire Works Fine outstanding: Cornerstone sent follow-up notice. Fine paid.

4.5 – CVRD covering fire training costs for residents: CVRD will not cover costs.

4.6 – Nordic Road sign: Kudos to W. Woodley who got EMCON to place a new sign.

4.7 – Various Fire related issues: See 9

4.8 – Wood chips spread around Building 100. There was a backlash from the Building itself regarding an individual placing wood chips and this person was pressured to remove same. Only a mediocre job was done but matter is closed.

5. **Correspondence:**

5.1 – Letter of Complaint from one Member who wanted the Minutes changed saying his correspondence to Council had not been accurately recorded. Council reviewed the detailed letter but decided no changes to the Minutes were necessary. A letter will be sent to the Member explaining this.

5.2 – Phone call of Complaint from another Member to the Property Manager bringing up an older complaint about too much traffic in the Village and other comments and questions. The Property Manager responded to all questions verbally and took thorough notes which were discussed at Council. Since no letter followed, no other response was generated at this time.

5.3 – A letter of enquiry came to Council regarding details of a Lot for sale within the Village. R. Shires responded directly advising how to get details from the Land Title Office.

6. **Village Representative's Report:**

6.1 – Status report on Summer civil works, including:

6.1.1: Another culvert at Dugan's Parking Lot: Still under review. It has not been decided whether to install a culvert or create a ditch. Work will proceed directly after the Village Rep. consults with MWAR.

6.1.2. One more load of blue crush was ordered for road repairs and placed.

6.1.3. Road brushing of both summer and winter roads will be undertaken by Grizzly Alpine Services starting Sept 11.

6.1.4: Major refinishing of the two cedar Welcome signs is underway. The Village Rep. is acquiring a new cross beam, which hopefully MWAR will place.

6.1.5: New signs for garbage bins arrived but not as ordered. The supplier will generate new ones.

7. Treasurer's Report:

7.1 – Review of Arrears. Total arrears totaled \$1400.01 and Cornerstone is following up. All Fire Works Ban fines have now been collected and reduced the balance.

7.2 - Review of Garbage Costs: YTD costs are \$15,948.27, approximately \$2000 less than last year.

7.3 – CVRD has imposed new fees for sorting Recycled material and has been charging our Contractor. Once the amounts are known going forward, 799 will be responsible for these new charges. *It is very important Owners and Visitors adhere to rules of what is acceptable for Recycle and how it is disposed of. New decals will be placed directly on the bins as a further reminder. Even something as simple as material being placed in a black plastic bag will result in the entire recycle bin being sent to Garbage. Please do the right thing and also educate your guests. You will be promoting recycling and saving yourself (and all of 799) money at the same time.*

7.4 – Hydro budget underfunded: Billing procedures have changed for the equipment storage area. The new budget takes this into account.

8. Property Manager's Report:

8.1 – PMR: The 40 page report was presented and accepted.

8.2 – The Insurance Policy has been renewed for a slightly lower premium.

8.3 – Reserve accounts and major works budgets were reviewed.

8.4 – The Property Manager walked Council through the proposed Budget line by line. A few minor changes were requested by Council. It is planned that fees will remain unchanged from last year. All contingency funds will be topped up leaving 799 financially sound for most contingencies. R. Shires moved the Budget be accepted, seconded by M. Stone, carried unanimously. The Property Manager was thanked for the detailed presentation and explanations.

9. Fire Project Report:

9.1 – Fire Equipment Acquisition: – Adaptor connectors for hydrants have arrived and will be installed August 28 so as to create As Built design criteria for any new snorkels acquired.

9.2 – Manual – More work is required on the Fire Manual as new laws have been imposed on Fire Departments. D. Zandee will again approach multiplex owners who have not responded and now duplexes will have to be included.

9.3 – Village Rep has prepared laminated signs and/or written instructions for all equipment.

- 9.4 – Fire course enrolment: Janine Rathlef currently enrolled. CVRD will not fund courses but 799 will.
- 9.5 – Additional snorkels: At the last meeting Council approved the acquisition of two more units once design details were resolved and prices set. This has now been held in abeyance as CVRD might be purchasing snorkels for the Village.
- 9.6 – Report on possible fire siren: Tom Haglund received preliminary costs. More work required.
- 9.7 – With the snorkels now ready to be repaired, the next fire practice will be set in collaboration with Fire Chief Mike Williamson who has continued to donate his time to help out. Residents from other Stratas have been attending the 799 sponsored practices.
- 9.8 – A CVRD Steering Committee Meeting was held August 25. Construction of the new fire hall has been postponed pending further design and permitting work. However, CVRD is aiming to have a contract with a local Fire Department for this winter. CVRD is also looking at purchasing snorkels for the Alpine Village. There was again confirmation that CVRD will purchase the 799 fire gear. CVRD also acquired a used fire truck for the Mountain.
- 9.9 – CVRD is aware that tax payers were concerned that nothing seemed to be happening despite having paid taxes this year. 799 applauds the initiatives outlined in 9.8.
- 9.10 – CVRD was also made aware that some tax payers were confused on the amount of tax levied. The tax rate is based on a rate of \$1.15 per \$1000 of assessed value. There was a misunderstanding that there was a maximum amount set, which is incorrect.

10. **New Business:**

All covered in sections above.

11. **Next Meeting:** The next meeting will be the AGM on October 7 at 10:00 AM in the Alpine Lodge. Members are encouraged to attend and to clean up any arrears so they can vote.

12. **Adjournment:** 11:50