

## **STRATA 799**

Regular Council Meeting Agenda  
10:00 AM, Saturday, January 6, 2018  
Stone's Chalet, Mt. Washington

1. **Call to order:** 10:05

2. **Attendance:** Apologies from H. Turnham and R. Meiner

3. **Review of Last Minutes of AGM** of 2017.10.07 and Matters Arising from it that Council needs to act on this year.

3.1 – Reminder from TMW that owners file Form C to eliminate rent charges off title. Simple reminder for any 799 Members who have not yet filed Form C.

3.2 – Concern raised by 78/79 that guy wires on poles are not all shielded. Village Rep. to speak with her contact in Hydro.

3.3 – Concern raised about timing of passing on fireworks related fines to owners. Council confirmed it has a fast track process internally. Members who have concerns when observing illegal fireworks are asked to contact the Village Rep. as quickly as possible.

3.4 – Private Property signs. In keeping with most Strata developments in BC, small unobtrusive signs have been posted at all entrances to the Village, just to let outsiders know that the Village is the private property of Owners of Strata 799.

3.5 – Reminder that all buildings display civic address signs for First Responders. Done.

4. **Matters Arising** from last Council Meeting Minutes and carried over:

4.1 - Distribution of notices to other Strata regarding 799 Bylaws about Dogs (leash and poop and scope), Fireworks Ban and the use of private garbage bins and private parking lots. Done.

4.2 – Status of Private Property signs. As above (3.4) this is complete.

4.3 – Outstanding Fire Works Fine from last season. Paid.

4.4 – Various Fire related issues. See 9

5. **Correspondence:**

5.1 – A member inquired about plowing to his/her front door. Will receive letter.

As a general reminder, the Contractor is only contracted to groom all winter roads under stipulated conditions. Depending on circumstances, the Contractor has been instructed to do some extra grooming in front of some residences from time to time as conditions dictate and allow. Any concerns should be brought to Council in writing through Cornerstone and not to the Contractor directly. Any Member who requires special ploughing or clearing may deal directly with the Contractor for prescribed fees as has been in practice for many years.

5.2 – A letter was received from a Member concerning previous Minutes. Council deliberated and drafted a response.

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

6.1 – Civic works

6.1.1 – The drainage at the entrance to Dougan’s Parking Lot remains a problem and extra ditching will be undertaken next summer.

6.1.2 – Extra surfacing to the back end of the Main Parking Lot will be undertaken next summer. Budget available.

6.1.3 – Dougan’s PL Sign. Work remains to place a cross beam when high-lift equipment is available.

6.2 – Signage repair required due to theft, vandalism and weather conditions. Done.

6.3 – Grizzly Ownership. The Contractor, in previous consultation with Council, announced the Company will be sold early next year. There will be no disruption to services with the incoming new company, who Council agrees will do a top-notch job.

## **7. Treasurer’s Report:**

7.1 – Review of Arrears. Total arrears are \$3624.61 with the bulk coming from one Owner who is currently subject to advanced collection procedures.

7.2 – Review of Snow Clearing Costs Year To Date: Clearing and grooming to date totals \$24,946 compared to a budget of \$23,000 YTD.

7.3 - Review of Garbage Costs Year To Date: Garbage charges to date are \$1200 compared to a budget of \$4000, with a recent invoice not yet processed.

7.4 – Hydro budget was underfunded. The new budget is now properly set with actual \$1030 versus \$1300 budgeted.

## **8. Property Manager’s Report:**

8.1 – Council reviewed and accepted the thorough 51 page report presented by the Manager.

8.2 – The P/L was reviewed with all accounts in proper condition for this stage of the year.

8.3 – An excellent Budget Summary for 2016-2017 was presented that gave assurance that all Reserves and Contingencies are where they should be.

## **9. Fire Project Report:**

9.1 – The Oyster River Fire Department (ORFD) has now been contracted to respond to 911 Fire calls.

9.2 – The Village Rep had missing Civic Address Signs made and these have been distributed. Only Members may touch their own buildings so their cooperation is requested to mount such signs externally at their earliest convenience. If this is done, it will avoid the headache and expense of having to draft and ratify a Bylaw, which most Strata do.

Fire Equipment Acquisition by CVRD.

9.3 – The Village Rep has distributed special signs to be posted inside front doors. These are simple peel and stick signs to advise any guests or renters of the correct civic address for any 911 calls. Owners are requested to post these as there have been cases where 911 has been called without the First Responders knowing where to go.

9.4 – Manual – Final version being amended to present to Fire Chief.

9.5 – Council decided to not purchase and install a fire siren now that the volunteer fire group has been stood down.

9.5 – Thank you for Mike Williamson. Council will present a token of appreciation to the Cumberland Fire Chief who helped 799 get to where we are now. On his own time he trained volunteers and gave

free advice on equipment selection and purchase. This equipment now allows ORFD to start providing immediate fire protection even before a fire hall is constructed at Mount Washington.

**10. New Business:**

10.1 – Following complaints to Council, the issue of Summer Parking within the Village was discussed. Rule No. 13 was drafted and will need to be ratified at the upcoming AGM. The Rule will remain in effect unless Members decide against it at that time. Hence forth the number of vehicles allowed to be parked within the Village will be limited to those displaying permanent regular winter parking lot passes and regular temporary passes to a maximum of two. The size of such vehicles will be the same as for parking lots and therefore exclude trailers, travel trailers, and motor homes.

**11. Next Meeting:** Saturday, March 17, at 10:00 AM at the Stone's Chalet.

**12. Adjournment:** 1:30 PM.