

STRATA 799

Regular Council Meeting Minutes
10:00 AM, Saturday, June 16, 2018
Cornerstone Offices, Victoria, BC

1. **Call to order:** 10:00 AM. D. Zandee appointed chairman and N. Fletcher served as Secretary.
2. **Attendance:** Apologies from Tom Haglund and Richard Meiner.
3. **Approval of Minutes of RCM** of 2018.03.10. MSC
4. **Matters Arising** from last Council Meeting Minutes and carried over:
 - 4.1 - Sheaths on power pole guy wires. VR. Troy has and will install.
 - 4.2 – Carry forward. Summer parking. See 10.5
 - 4.3 – Fat bikes in Village. No further word from MWAR but it is assumed they will offer this rental service on the mountain this summer.
 - 4.4 – Outstanding Fireworks fine. Cornerstone following up.
 - 4.5 – Telus in the Village. Strata 799 has granted permission to Telus to run fibre optics lines through and in the Village. One approval form is outstanding which requires a ¾ vote at the AGM.
5. **Correspondence:**
 - 5.1 – Member’s Letter concerning placement of garbage bin outside of Village during summer. Council decided to relocate the bin to the drop-off zone in Dougan’s Parking Lot for summer. Village Rep seeking to place a bottle bin as well. It is acknowledged this location could lead to more illegal use of the 799 bin, and increase costs, but it will make permanent residents happier.
6. **Village Representative’s Report:**
 - 6.1 – Civic works
 - 6.1.1 – Carry forward. Extra ditching at entrance to Dougan’s Parking Lot will commence shortly.
 - 6.1.2 – Carry forward. Extra surfacing to the back end of the Main Parking Lot will commence shortly.
 - 6.1.3 – Carry forward. Dougan’s PL Sign. Work remains to place a cross beam when high-lift equipment is available.
 - 6.1.4 - Creation of extra parking spots in Village. See 10.5.
 - 6.1.5 – Grading of roads within Village, filling of pot holes and directing drain water will commence shortly.
 - 6.1.6 – Aside from ladder fuel brushing, winter and summer road access brushing will commence shortly.
 - 6.1.7 – Complete Village Lighting conversion. In Progress.
 - 6.1.8 – Summer dog park. New temporary location across from winter site will be designated until some fill can be placed in the regular lot. Members are to be complimented that leashing and picking up is becoming the norm.
 - 6.1.9– Parking lot sign maintenance in progress.
 - 6.2 – Ladder fuel brushing. Re-brushing of 3 m band and extension to 5 m (where appropriate) to commence shortly.

6.3 – Village walkaround by Council, Village Rep and Tred scheduled June 20 to look at roads, sick trees, ladder fuels, and parking lots.

7. Treasurer's Report:

7.1 – Review of Arrears. All members are thanked and congratulated for keeping Strata Fee payments up to date. Currently arrears are only \$97.93. A record low! Also special thanks to Cornerstone and the Treasurer for following up.

7.2 – Review of Snow Clearing Costs End of Year. The year closed with total expenditures of \$132,138.03 compared to \$140,000 budgeted.

7.3 - Review of Garbage Costs Year To Date. YTD \$70,968.32, which was \$2,000 more than last year at this time. There are more fulltime residents in the Village this year.

7.4 – More parking passes are in the process of being ordered. About \$400 with a new supplier.

7.5 – Status of recent requests/notifications of building alterations in Village. Bob Shires (blshires@pacificcoast.net) is the contact to report planned modifications to units. Approval for external modifications are required by Bylaw. Again, Members are thanked for following this Bylaw in virtually all cases.

8. Property Manager's Report:

8.1 – Presentation of PMR. The Manager presented his usual thorough report (47 pages).

9. Fire Project Report:

9.1 – Oyster Bay Fire Department (OBFD) has been having practices at Mt. Washington and within the Alpine Village.

9.2 – OBFD has been scoping requirements for acquisition of snorkels for Village.

9.3 – As mentioned above, re-growth of previously cut ladder fuels require maintenance. Where practical the diameter will be extended from 3 to 5 meters.

10. New Business:

10.1 – Cable service in Village. Strata 799 attempted to follow up with current cable company to notify them that Telus was going to install fibre optics but that Council as not taking sides. We also attempted to find out their future plans and how they intend to fix the frequent problems subscribers are having. Apparently, they did not want to speak to us.

10.2 – Succession Planning for Village Representative. Council has selected Janine Rathlef to replace Lana Blair when she retires at the end of September. Janine is a permanent resident of the Village and is working alongside Lana at this time to make for a flawless transition. Janine will introduce herself to Members shortly. She will provide a dedicated telephone number and email address when they become available.

10.3 – Mt Washington Alpine Resort has put in a total ban on smoking on their property. Council is monitoring how this will play out as we do not want the Village to become MVAR's ashtray. In the mean-time Council will contact the CVRD about their Bylaws, by which we are bound.

10.4 – Fire Pits. Council was dismayed that recently some unknown individuals had an open flame fire pit in the Village. Our Bylaws state there must be no open flames – either inside or outside – between May and October. The perpetrators seemed to have taken some care with rock barriers and

a water jug but leaves on nearby vegetation were scorched. Renters should be made aware of the risk and Bylaw. Our entire Village is at risk of fire, especially in summer.

Collectively, we do not want to ban the traditional fire pits used in winter, but Janine will contact our Fire Department on guidelines.

10.5 – Summer Parking in Village. Two significant changes have occurred in the Village recently. One is that we now have fire service which means roads must be kept open at all times when there is no snow. Secondly, because of the shortage of rental capacity in the Valley, more people are living fulltime in the Village as renters. This puts some burden on Owners to make sure such renters are aware of our particular fire concerns, and all other Rules and Bylaws.

For its part, Council will be investing some of Members' money to increase summer parking spots in the Village to accommodate extra traffic and to help assure roads remain unobstructed. As indicated in the last Minutes, Council has been drafting a Rule to limit the number of vehicles allowed in the Village during summer. Hopefully the extra parking spaces being made available will allow Residents to enjoy the similar parking facilities enjoyed in the parking lots in winter but limited to two regular vehicles displaying parking passes. Other vehicles can be stored in the secure parking lots during summer. The Village Rep will lock/unlock lots as required, when given reasonable notice.

The following Rule is now in place and Council will ask Members to ratify this Rule at the next AGM. Until then it is enforceable as stated.

“No more than two motor vehicles from any dwelling unit may be parked in the common property parking spaces within the interior of Strata Plan VIS799. All vehicles must be licensed and insured and must display a proper VIS799 Parking Pass”

10.6 – There has been a problem with speeding vehicles coming up from Upper Henry parking lot in past summers. This is particularly dangerous on the blind hill where Clinton Wood merges. Warning signs will be posted. As a last resort speed bumps may have to be installed, something no one wants.

10.7 – Garbage and Recycle. Because some people have been including garbage in bags containing recyclables, the CVRD is enforcing a new change which requires that recycled material cannot be in any sort of bags or containers at all. It must be dumped into the bin clean/raw. The risk is that if these rules are not followed, the whole recycle load could go to garbage, or expensive sorting fees may be imposed. The next Newsletter will give more details on this subject.

11. Next Meeting: August 18, 10:00 AM, in the Cornerstone Offices in Victoria.

12. Adjournment: 12:30 PM.