

## **STRATA 799**

Regular Council Meeting Agenda  
10:00 AM, Saturday, June 24, 2017  
Cornerstone's Victoria Offices

1. **Call to order:** 10:00 AM

2. **Attendance:** Full Council, Village Representative, Property Manager. For part of the meeting a Member, Mark Timmis, attended to bring forward various items, as covered in New Business.

3. **Approval of Minutes** of 2017.04.09 Meeting. MSC.

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

4.1 – Report on Dog Off Leash Area in Upper Henry Parking Lot. This has been provided at minimal cost to Members but so far has apparently not been used. The initiative will be reviewed at the end of the season.

4.2 – Summer works: See 6.

4.3 - Distribution of notices to other Stratas regarding dog use area of 799: The Village Representative sought Council approval for a letter do be distributed to other Stratas on the Mountain. Council thanked the VR for her initiative and encouraged her to distribute the same.

4.4 – Status of Private Property signs: The size and exact wording of the sign were discussed again and the V.R. will order the same.

4.5 – Extension of parking lot clearing beyond April 15: This was necessary due to late departure of snow and accounted for accordingly, as covered by Contract.

4.6 – Further discussion of the possibility of selling garbage rights to non-799 people: Council decided to drop this proposal for the time being.

4.7 – Fire Works Fine outstanding: Cornerstone to send follow-up notice.

4.8 – CVRD covering fire training costs for residents: So far CVRD is still considering this issue.

4.9 - Addresses for rest of mountain: For privacy reasons, the use of information at hand cannot be used to contact non 799 residents on the Mountain.

4.10 – Nordic Road sign: W. Woodley is still working with EMCON on this.

4.11 – Various Fire related issues: See 9

5. **Correspondence:**

5.1 – Cornerstone handled various letters directly

5.2 – A letter of complaint was sent to Council reporting that an individual in Building 100 has put down wood chips around that building. After all the trouble and expense 799 has gone to removing ground cover from the Village, this seems incredible. The liability this individual has put himself in is astounding.

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

6.1 – Summer civil works include:

6.1.1: another culvert at Dugan's Parking Lot,

- 6.1.2. one more load of blue crush to be ordered for road repairs,
- 6.1.3. road brushing of both summer and winter roads will be contracted to Grizzly Alpine Services,
- 6.1.4: major refinishing of the two cedar Welcome signs underway,
- 6.1.5: New signs for garbage bins on order.
- 6.1.6: Private Property signs pending.
- 6.2 – New speed signs now up.

### **7. Treasurer's Report:**

- 7.1 – Review of Arrears. Several people (mainly the regulars) are in arrears. The recovery procedures are in process.
- 7.2 – Review of Snow Clearing costs for 2016 - 2017 season: Total cost was \$100,025.67, nearly \$40,000 less than the previous year.
- 7.3 - Review of Garbage Costs: YTD costs are \$15,948.27, approximately \$2000 less than last year.
- 7.4 – Hydro budget underfunded: Billing procedures have changed for the equipment storage area. The budget will be reviewed at year end.

### **8. Property Manager's Report:**

- 8.1 – P&L Report: Various administrative issues discussed.
- 8.2 – Recovery of some outstanding fines and arrears in progress.
- 8.3 – Reserve accounts and major works budgets were reviewed. All on plan.

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

- 9.1 – Fire Equipment Acquisition: – Arrival of gear virtually complete.
- 9.2 – Manual – VR and DWZ to finalize SOPs. Final version to be released once CVRD is involved.
- 9.3 – Review of latest practice: A practice was held June 10 with James Bast of the CVRD in attendance. Snorkels tested and some adjustments being made by Mike Williamson.
- 9.4 – Ladder Fuel cutting program: No significant work planned for 2017?
- 9.5 – Village Rep prepared laminated signs and/or written instructions for all equipment.
- 9.6 – Fire course enrolment: None currently enrolled. Those seeking new courses or additional qualifications should contact James Bast at CVRD.
- 9.7 – Additional snorkels: Mike Stone is working with the current supplier for “As Built” designs. Council approved the acquisition of two more units once design details are resolved and prices are set. Mike will get prices for two four and eight foot models. It is a major disappointment that neither MWAR (who own the hydrants), nor CVRD (who are setting up a fire fighting program) are prepared to contribute. Council considers they are a sound investment and proposes to buy more. During winter, valuable time is won by having them available in case of fire. The final decision to purchase has been tabled for the next meeting.
- 9.8 – Report on possible fire siren: Tom Haglund received preliminary costs. More work required.
- 9.9 – Next Fire Practice: Mike Williamson is keen for another summer practice and he has been asked what date suits him best. The modified snorkels are to be tested.
- 9.10 – It turns out there are already three qualified fire fighters working for MWAR. R. Meiner will contact the Resort to encourage management to make such people available in case of fire.

9.11 Council is concerned that the CVRD fire program is falling behind schedule. It had been hoped the new Fire Hall could be finished before snow season but this is starting to look doubtful. Council is awaiting a report from Mr. Bast following questions posed by R. Meiner at the last practice.

## 10. **New Business:**

10.1 – 799 Member, Mark Timmis attended part of the meeting to make a presentation to Council for various items that concerned him.

10.1.1 – Previously Mr. Timmis had asked Council to give him dispensation to walk his dog off leash because he walks early. Previous Minutes recorded that Council would not make special conditions for individuals outside of existing Bylaws. Today Mr. Timmis brought this point to Council in person. Additionally he asked Council to suspend the Bylaw during the summer season. These issues were discussed at length and Council re-stated its initial decision.

10.4.2 - Mr. Timmis questioned Council's decision to post the Village as Private Property. Council reiterated previous discussions that most Stratas post their properties. Reasons for this action at this time were also restated. 799 has been faced with outsiders using the Village to their own ends and in contravention of Bylaws. This included reckless vehicular traffic and flagrant dog off leash infractions. In two cases outsiders were crude and rude to staff, neither of which will be tolerated. Council felt outsiders needed to know the Village is Private Property and covered by certain Bylaws. The Village Representative has been preparing letters to outside Stratas stating that visitors are welcome in the village as long as they abide by Bylaws and act civilly, as we would all expect of Owners and Guests.

10.4.3 – Mr. Timmis quoted a previous Minute that Council wish to keep the Village as friendly as possible and regrets having to post signs. The necessity of such signage is however required to protect lives and assets of the Members who pay for the privilege of calling 799 theirs. Examples of some reasons are illustrated in the previous point.

10.4.4 – Mr. Timmis had concerns Council may not always or properly record concerns of individuals Member in Minutes. Council does not share this view and tries to do its best to keep Members at large apprised of general interest issues raised by individual Members. In some cases individuals' correspondence is dealt with directly and not recorded, depending on the subject at hand.

10.4.5 – As a point of procedure, Council welcomes input by Members and Members are certainly encouraged to attend AGMs and write Council. Even attendance at Regular Council Meetings is acceptable but the previous four points took half an hour on top of a packed agenda. The items discussed were all ones that had been adequately explained or handled by private letter or pervious Minutes. Councillors are all volunteers and do not begrudge donating a sunny Saturday for the cause, but private appeals already handled are not an effective means of conducting business.

**11. Next Meeting:** The next meeting is set for Thursday, August 24, at 10 AM at Cornerstone Offices. This will likely be the last meeting before the AGM, scheduled for October 7, 10 AM at the Lodge. R. Shires to fix details with MWAR.

**12. Adjournment:** The meeting was adjourned at 11:58.