

STRATA 799

Regular Council Meeting Agenda
Saturday, Nov 16, 2019 – 1pm
Lana's place, The Alpine Village



THE OWNERS OF
STRATA 799

1. **Call to order:** 1:06

2. **Attendance:** Dan Fell, Kyla Mellson, Mike Garlinski, Wendy Woodley, Lana Blair, Heidi Fuerste, John Miekle, Kelly Gilday (by phone)

3. **Approval of Minutes of Regular Council Meeting** of 2019.06.04 – motion by Dan, Seconded Mike, Approved

4. **Review of Minutes of RCM** of 2019.06.04 – all members have approved

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

6.1 – Grading of roads, completion, quality, new parking spots: Much of the planned road work, grading, pot hole filling has been completed by TRED. Approximately another 8 parking spots were created throughout the village to aid in keeping the road way clear. Moving forward as soon as the roads are clear in the spring a committee of Mike, Dan, and Lana will assess and make recommendations for further summer road and parking lot maintenance.

6.2 – Parking lot committee update on new signage: Parking lot number signs were added for clarity for visitors, they are posted in a prominent spot at each lot: #1 is Main Lot, #2 is Dougans, #3 is Upper Henry and #4 is Lower Henry lot.

6.3 – Dust control along the summer roads: Natural dust control in the form of rain helped this summer season to keep the dust at a minimum. Village Representative (VR), Janine, also researched the feasibility of lime dust control. This is very expensive and unfortunately does not last for a long time. Members are reminded best dust control is to drive slowly.

6.4 - Re-write of Bylaw 30 (4): Carry forward, Kelly

6.5 – Dougans Parking Lot sign update: The upper beam was placed back on the uprights to hang the Alpine Village sign. A thank you note will be sent to the contractor as there was no charge.

6.6 – Beautification of village, dog park, central gathering area etc. There have been no new suggestions, follow through or requests.

6.7 – Website: Wendy is going to speak with a local homeowner who has experience in website building. Council feel going forward a different domain: "The Alpine Village" will reflect how most residents and visitors refer and think of the village. Carry Forward to next meeting

Correspondence:

7.1 – Request for tree removal by Building #86: to allow time for new board members to familiarize themselves with the situation in the winter season, this decision will carry forward.

7.2 – Owners with Illegal Suites paying higher Strata Fees. This letter reviewed and discussed. Kelly will reply to the sender.

7.3 – Parking pass suggestions from building 100. The suggestions brought forward were reviewed by Board members, at this time there won't be changes to either the permanent or temporary pass process. Lana will reply to the sender.

7.4 – Letter from homeowner enquiring about chargers for electric vehicles and concerns regarding the amount of signs at the entrance. Heidi replied to the homeowner before this Council meeting.

8. Village Representative's Report:

8.1 –MWAR repaired water lines on Washington Way by #78 and below #85 and tidied up nicely. They used left over material from TRED Alpine's road material at 85. MWAR did not do the work on AE by #95. That was deemed strata/owner responsibility

8.2 – Much of the VR's time is taken by cleaning garbage around the dumpsters. These continue to be used incorrectly which the resident bear is taking advantage of, getting his paws inside the dumpster and pulling garbage out. This is becoming a larger problem on many levels. Residents are reminded to not leave garbage out side of the dumpster – if it is full, contact the VR to make other accommodations. Please ensure the lids are latched and the chain is snapped on.

9. Treasurer's Report:

9.1 – Review of Arrears – only in arrears by 1600.00 which is very low.

9.2 - Notable expenditures this month were \$624.67 to BC Hydro – this is not an unusual amount.

9.3 – October is the 12th month of the 2018 – 2019 fiscal year. The year to date operating income is \$290,108.63 based on a budget of \$287,000.00. The year to date expenses are \$253,161.94 based on a budget of \$287,000.00 this reflected a year to date surplus of \$36,946.69.

9.3 - The closing balances, as of October 31, 2019, in the Operating Account is \$104,014.39 and the Contingency Reserve Fund is \$125,404.88.

10. Property Manager's Report:

10.1 – Presentation of PMR.

10.2 – John to speak with lot owner in 106 to clarify confusion regarding lot number and payment of strata dues

11. Fire Project Report:

As written by Chief Bruce Green: Thanks to the Alpine Village we now have a proper electrical supply to the fire department container. The container has been upgraded with full electrical, heat and bright lights both inside and outside. The container is full of equipment for both fire calls and Motor Vehicle Incident calls. Inside approximately 400 ft of 2 ½ hose and 300 ft of 1 ½ hose with nozzles and a monitor, Auto extrication equipment and vehicle blocking equipment, road flagging equipment, first aid equipment for our firefighters, 4 sets of turnout gear, exterior scene lighting, radio communications and many more tools of the trade have filled this container. Engine 46 has had its annual pump maintenance done and will have its annual motor vehicle inspection as it has come down from the mountain to be housed in freezing weather in the Oyster River Fire Hall.

The Utility Transport Vehicle (UTV) 47 and trailer are back in full time service, they are being housed in the fire department container, the tracks will be put on once snow conditions warrant.

We have installed another ten hydrant snorkels at the end of October, every hydrant in the village now has snorkels and the extensions. There are also several snorkels in the Henry, Fosters Rd and Beaufort areas.

We now have 3 members trained to full service level and 2 trained to the exterior level. We are always looking for more volunteers so if you know anyone interested please send them our way.

We responded to an Motor Vehicle Incident call on the mountain during the summer. After taking a break training over the summer we have started training three Wednesdays a month on the mountain, sending crews from Oyster River to work with the crews on the mountain. The possible fire hall site has been recently surveyed, and the engineer will complete a report regarding it's suitability.

12. New Business:

12.2 – Signage at Village entrances: The intent of the signage at the entrance is to point out the rules and possible fines to both homeowners and visitors and to hope for compliance, but over the years the clutter of signs have become redundant and unwelcoming. All the councilors agree there are too many signs at the entrances to the Alpine Village. The signs will be reduced to the one large sign listing all of the rules, the Dog on Leash sandwich boards and the Fireworks ban will be put out seasonally. The Board and VR will assess the feedback and results of the removal of signs and will review in the spring.

12.3 – Assignment of council positions:

Kyla - President

Dan - Vice President

Mike - Treasurer

Heidi – Secretary

Kelly – Member at Large

Wendy – Member at Large

Lana – Member at large

12.4 – Cameras in the parking lots to cover the garbage bins – VR to research and make a proposal for installation and reviewing the cameras. Carry Forward to next meeting

12.5 – Easement request from Ministry of Highways: Lana, Dan, Janine, Heidi, viewed the area in question. It is essentially a small piece of land between the Main lot and Strathcona parkway. The Strata uses this land in the winter is for snow removal, in the summer it is a deep ditch. Wendy is going to speak with the assigned Lawyers and Dean Prentice to confirm the reason they are requesting the land for. Assuming it does not adversely affect the Main parking lot consent will be given. Carry Forward to next meeting

12.6 – Tree trimming removal costs: Council pays for trimming etc if it is ladder fuel. If the homeowner wants to trim a tree, the homeowner must receive permission from the counsel and if the branches are outside of ladder fuel area of 10 feet, the homeowner pays.

12.7 – Email address for correspondence from residents: Going forward all email and letter correspondence should go to cornerstone John Mickle: johnm@cornerstoneproperties.bc.ca

12.8 – VR attending council meetings this is a very valuable part of communication and directions. If there is something private for her to not hear then she would be asked to leave – motion passed **should this be in the minutes? Or communicated directly with Janine?**

12.9 – VR contract: to be extended for 6 months to April 30, 2020 with a review at that time.

12.11 – B&D Waste Removal Contract: VR will continue to work with B&D to improve the garbage services they provide. With the increase in residents throughout the year, pickups may also have to increase.

12.12 – New Year's Eve planning: to assist in Bylaw compliance the VR will enquire if the RCMP will conduct patrols through the village.

12.13 – Christmas Break festivities: The council has discussed and approved a 350.00 budget for Village festivities. Mike, Lana and Kyla will form a committee to bring some family friendly activities into the village over Christmas Break.

12.14 – Lighting in the Village: Hydro owns the lights and will be responsible for replacement and repair of the streetlights.

12.15 – Parking Passes, Temporary and Permanent: after much discussion and proposal of different ideas, including review of homeowner submitted ideas, the council has decided to not change the current parking pass process.

12.6 – information bulletin - Information bulletin will be sent out asap. The information will cover transportation, mountain information, recycling, garbage locations, parking pass, and a map. Kyla, Lana, Dan, and Mike will gather and format the information.

12. **Next Meeting:** January 11, Wendy's place 4pm

13. **Adjournment:** 3:56 Lana moved, Mike Second, carried.