

**STRATA 799**  
Regular Council Meeting Agenda  
Saturday, Jan 11, 2020 – 4 pm  
Building 89, Common Room, Alpine Village

**1. Call to order:** 4:09

**2. Attendance:** Dan Fell, Kyla Mellson, Mike Garlinsky, Wendy Woodley, Lana Blair, Kelly Gilday- via telephone at 4:30, Heidi Fuerste, John Miekle, Janine Rathlef

**Guests:** Jeffery Grisold, Luisa Grisold, Troy Perras, Brenda Gilday

**3. Approval of Minutes of Regular Council Meeting** of 2019.11.16 moved Lana, Second Dan, all approved.

**4. Review of Minutes of RCM** of 2019.11.16, Correction by Wendy Woodley to the name as written within should be Alpine Village and not The Alpine Village.

**5. Statement of welcome to the attending residents:** Brenda Gilday, Troy Perras, and Jeffery Grisold.

5.1 – Review of Brenda Gilday’s reason for request to attend. She wished to have an idea to see how the Strata Counsel works as a team and how we stand on some of the issues. Including, as example, the Mount Washington Resort is pushing to grow attendance, so there are potential concerns we will have more people in the summer and more year-round residents. This changes the dynamic of the village, more owners vs renters. Gilday feels parking will be a concern in our walk-in village, she has suggested as a possible solution: Summer Alpine Village parking only to be for owner’s parking passes, visitors/renters could drive in, unload their vehicles and then move out to the outside parking lots.

5.2 – Review of Jeffery Grisold letter and reasons for request to attend: He feels the fabric of the village is changing and we don’t necessarily have to hang on to yesterday. Building 100 has asked the parking issue come up at the AGM, but this did not happen last year. Grisold suggests to strike a Committee to look at the parking, as a possible solution: only renters and visitors to be in the main lot, and owners are allowed to park everywhere else.

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

6.1 - Re-write of Bylaw 30 (4): Kelly has not had a chance to look at changing this Bylaw – he has also suggested several of our Bylaws need to be looked at for clarity and relevance. Carry Forward

6.2 – Parking lot camera research and pricing: Council feels cameras and signage will have some value as a deterrent to inappropriate dumping of garbage in the parking lots. Items left in or near the garbage bins in the last 6 months have included two mattresses, a microwave, and a fridge, plus the continued discarding of construction waste. At the request of Council Janine has researched surveillance options for garbage bin areas: My Tech Guys would only quote for \$100.00, and ADT does not come this area, Price’s Alarms sent in a quote for one system which may have to go in two different locations. The cost through Price’s Alarms is about \$2148.00 complete with monitoring, there is also a lease option. Kelly raised concerns about using cameras to enforce Bylaws, which

John from Cornerstone has confirmed we cannot fine a person doing wrong based on video evidence. Due to the high cost of Price's Alarm quote, a Motion put forward by Lana to research battery operated and plug in cameras to purchase to the cost of \$800.00, to be completed within one month of these meeting minutes. Second Mike, 6 in favor, except Kelly, to buy cameras for garbage monitoring. Janine will continue to work on the research. Carry Forward

TRED will be installing a camera on the TRED container to monitor his equipment in the parking lots.

6.3 – Easement request by Ministry of Highways: the easement was no longer needed and it has been withdrawn. Mike will respond to an enquiring from a resident to update them on the new development.

6.4 – Review of Christmas Break Bylaw Rule infractions: Ultimately, the council decided to not have RCMP walk through the Alpine Village during the Christmas period. During that timeline there were very few concerns within the village and so the decision to not take up valuable resources and perhaps make people feel uncomfortable was justified.

6.5 – Review of Christmas Break Festivities: The evening bonfire and family games and the snow sculpture contents was very well received by many of the homeowners and guests of the village. The council has received many positive comments and feedback on both events.

6.6 – Website: Wendy will gather at least 3 quotes to create, monitor, and update the website on an ongoing basis. Carry Forward

## **7. Village Representative's Report:**

7.1 – Parking lot attendants were very helpful again this year. Directing vehicles to cleared areas, answering general questions and enforcing parking rules. There were notices placed on vehicles who were not following the rules as reminders and, some notices were sent out,

7.2 – \$60.00 was paid by visitors/renters to purchase temporary parking passes.

7.3 – Parking lot notices: Janine was able to mitigate most of the parking lot infractions and situations to help the vehicle owners with their needs. In all 43 parking notices were given out but no vehicles were towed.

7.4 – \$90.00 worth of owners parking passes have been given out - Janine still has some requested passes waiting to be picked up.

7.5 – As a reminder: As per Bylaw 3 (3), dogs are to be leashed in the parking lots, this is part of the common property designated by Council and this Bylaw needs to be respected.

7.6 – Wendy made a motion to move some Rules, Regulation and Bylaws onto page 2 of the temporary parking lot pass, second by Dan, all in favor, Mike will create for distribution next year.

## **8. Fire Project Report:**

8.1 – Motor Vehicle Incident on Dec 26 within the coverage area.

8.2 – The Mount Washington Community FD are working with MWR to ensuring their radios can communicate with MWR operations radios in the event of a large-scale emergency.

8.3 – Next steering committee meeting Jan 17<sup>th</sup>.

## **9. New Business:**

9.1 – Fireworks at New Years Eve: only one incident in the village, the guests were identified, and they will be fined \$200.00 as per Bylaw 30 (2).

9.2 – Parking Warning Letter: this has been revised by Janine to reflect the Rules and Regulations within the parking lots during winter.

9.3 – Homeowners Parking Advisory Committee: Council is interested in creating a Homeowners Parking Advisory Committee. Purpose of this committee is to identify areas of parking concerns, speak with the different stakeholders, (Permanent residents, homeowners who rent their units, multi dwelling units, and single dwelling units from all areas of the village) and identify possible solutions to bring forward. People who are interested on serving on this Advisory Committee can communicate this to John at Cornerstone by February 6, 2020. Carry Forward

9.4 – Condominium Home Owners Association of BC – Cornerstone is a member of this association, the association is based in Vancouver, and thus most of their resources are on the mainland. John will explore the Vancouver Island Strata Owners Association to determine if this group will be a good resource for Alpine Village. Carry Forward.

9.5 – New Owners Package revision: concern is that it is too generic and does not reflect the Alpine Village, Heidi and Wendy will look at the current package and revise the information to make it relevant to our Bareland Strata. Carry Forward

9.6 – Spring road maintenance: Carry Forward to a meeting in March or April.

9.7 - Thankyou mentions to people involved in the Family Fun events: TRED for donating the candy apples, Building 89 donating the firewood and the firepit, resident Annebeeke for creation of the poster, Jeff, Dennis and ORFD for helping transport heavy items.

9.8 - Family Fun events for Family Day weekend: Kyla and Lana will create a plan for some events. Lana made a motion to spend \$300.00 on family fun events for the Family Day weekend, Second Kyla, all in favor. Carry Forward

9.10 - Danger tree removal on Clinton Wood Crt: The tree was damaged by heavy rains, winds and then snow. The tree began to lean over neighbouring chalets, it was removed on Jan 1, on inspection the inside of the tree was quite rotten.

9.11 – Further to some parking ideas from visitors – Lana questioned: can we make renters park in different spots than owners under the strata act? John has given some information to both the Council and the visitors to this meeting: Parking within a Bareland strata is typically the responsibility of the building. This Strata is trying to accommodate as much as possible, but isn't really their responsibility. In terms of parking the renter has the same rights as the owner.

9.11 - Tree removal request by Building #86: John will investigate the liability for the board if we vote on no tree removal. This will either carry forward or will be voted via email.

## **10. In Camera Session**

10.1 – Review of Bylaw infractions – Fireworks on New Year's eve from renters, the identified group will be fined.

10.2 – Owner's List additions and revisions – Wendy and Lana will work on this to ensure the information is correct and up to date.

10.3 – Review of Contractor's roles in the village – all correspondence needs to go through Cornerstone, attention John Meikle: johnm@cornerstoneproperties.bc.ca

## **11. Treasurer's Report of Arrears**

11.1 – there are none of significance

## **12. Property Manager's Report**

12.1 – Presentation of the PM report

12.2 – John will determine liability concerns of snow falling on passerbys in the village.

12.3 – Statutory right of Way in Favour of Telus over Common Property VIS799 Mt Washington has been received, registered and filed to provide telecommunication facilities within the Alpine Village.

**13. Correspondence:**

13.1 - 2 Requests to attend this Council meeting from homeowners

13.2 - Letter from homeowner disagreeing BC Hydro owns the lights in the village: a Council representative will investigate this with BC Hydro. Carry Forward

13.3 - Parking pass/violations and concerns from homeowner in building 100.

13.4 - Letter from homeowner concerning after hours use of UTV and Spring road maintenance: TRED will always do their best to keep the UTV and other equipment quiet after hours. There may be at times an emergency and he may make the decision to run the machine. In this case a toboggan was left in an unsafe area, the decision was made to run and pick it up. Spring road maintenance will be Carried Forward to a spring meeting. A reply letter has been sent to this homeowner.

**14. Next Meeting:** Feb 8 or 15 at 4pm

**15. Adjournment:** 7:20