

STRATA 799

Regular Council Meeting Agenda

2:00 PM, November 4, 2018

Kyla's Residence, Ladysmith, BC

1. Call to order: 14:22

2. Attendance: Harold Turnham, Kyla Mellson, Heidi Fuerste, Bob Shires, Dan Fell, Dick Zandee, Janine Rathlef, John Meilke, Kelly Gilday. Introductions with a short personal history.

3. Approval of Minutes of Regular Council Meeting of 2018.08.16.

Moved HT Second KM, passed.

4. Review of Minutes of RCM of 2018.10.06 – Council membership

4.1 – Council Membership has been sent out to the general members and does not need to be included again in these minutes.

4.2 - Need to assign portfolios. Completed, this information will be updated onto the Strata 799 website.

5. Review of Minutes of AGM of 2018.10.06

5.1 – There is to be no further action on Village Parking Rule, including details of motor cycles, blocking access, multiple vehicles, etc. However, council will continue to identify new summer parking spots by striking a small committee in spring 2019. This will help keep roads clear for emergency vehicles.

5.2 – Insurance papers have been received by Cornerstone.

5.3 – As per discussion at the AGM (New Business in the Oct 6 2018 meeting minutes) regarding the Fire Ban, the wording on the outdoor signs will be amended to read: “No Outdoor Burning May 1 to Oct 1”.

5.4 – Spark arrestors for chimneys have been determined as not necessary.

6. Matters Arising from last Council Meeting (2018.08.16) Minutes and carried over:

6.1 - Sheaths on power pole guy wires. VR has stated Troy from TRED has and will continue to install.

6.2 – Telus paper work. This item was updated to the members at the AGM and can be found in New Business in AGM minutes from Oct 6 2018.

6.3 – Follow up from Telus: some members contacted Telus directly, this discussion will carry forward

7. Correspondence:

7.1 – none

8. Village Representative's Report:

8.1 – Civic works

8.1.1 – Extra ditching at entrance to Dougan's Parking Lot has been completed.

8.1.2 – Carry forward to Spring 2019 Dougan’s PL Sign. Work remains to place a cross beam when high-lift equipment is available.

8.1.3 - Creation of extra parking spots in Village. MWAR resurfacing has been completed for the summer season. Blast rock and fill by Buildings 92,96,93. Possible stocking of material to cut down on trucking costs – will be carried forward into Spring 2019.

8.1.4 – Grading of roads within Village, fill pot holes and drain water has been completed for the summer season and will be carried forward in the spring 2019.

8.1.5 – Village Lighting conversion. This has been completed.

8.1.6 – Garbage Dumpster placement for current summer and summer of 2019. To accommodate concerns of some residents the Council decided to relocate the Garbage Bin to Duggan’s lot at the beginning of the summer season 2018. Many times, over the summer Strata 799 residents were not able to utilize the bins as the garbage was overflowing, several eye witnesses watched unauthorized use of the bin by non-Strata 799 residents. Due to easy public access of the Garbage Dumpster in the Duggan parking lot the Strata has had to cover the costs of several additional pickups due to an increase of illegal dumping by non-Strata 799 residents. Signage was increased and education to the illegal uses were attempted. Due to ongoing illegal use the bin will have to be moved back into the center part of the village. Council recognizes the concerns from owners who live near the traditional placement of the bin along Washington Way. These concerns include unpleasant odors, banging of the lids and an increase of wildlife. Bin emptying will occur more often to keep the smells down, possible lid banging sound buffering will be looked into by the VR and Bin company. Recycling capacity will also be reviewed as recycling is making up the bulk of disposal.

8.1.7 – Parking lot signs have been completed.

8.1.8 – Winter road brushing has been completed: from Building 100 down to Village Run, ‘Cardiac Hill’ and the winter road behind Albert Edward.

8.1.9 – Parking drainage at Buildings 86-85 has been working well through the fall rains.

8.1.10 – More directional street signs will be added throughout the village to help direct newcomers. Costs of these signs had been previously approved. An additional sign directing to the Hawk Chair has been approved, VR will discuss MWR covering cost of this sign.

8.1.11 – Hydro and Strata 799 had to remove several trees throughout the village. Some trees were close to power lines and many were affected by insects and were deemed dangerous by an independent arborist.

8.2 – MWAR checking water meters and fixing several meters which have not been working properly, this will be ongoing.

8.3 – VR has spoken with ORFR about fire pits. Chief Green states ORFR does not have jurisdiction in the area regarding out door fire pits, however could be used for enforcement of Bylaws if necessary.

9. Treasurer’s Report:

9.1 – Review of Arrears. Are low at 861.32.

9.2 - Review of Garbage Costs Year to Date. YTD garbage removal costs are 22,970.97, this amount is higher by 2,280.68 compared to last year. Mixing of garbage and recycling within the containers has led to higher costs as well as the increase in illegal use. Recycling must be left loose inside the bin to be compliant at the disposal yard. Members are asked to refer to the Recycle Program leaflet which will be updated and sent out electronically.

9.3 – All recent requests/notifications of building alterations in Village have been approved. Recognition of many new owners coming into the village will probably increase alterations and renovations.

10. Property Manager's Report:

10.1 – Presentation of PMR including Balance Sheet, Statement of Income, Arrears Report.

10.2 – P/L review.

10.3 – Insurance coverage and wording has been received, as stated at AGM: 5 million on general liability and director's insurance, 100,000 for volunteers, 116,400 for Property Coverage. Cost of the policy is 4,650.00.

11. Fire Project Report:

11.1 Fire Hydrant Snorkels are to be installed on Nov 9th by members of ORFR. VR will add on to her information packages to residents a suggestion to help keep the snorkels clear of snow and debris when possible.

12. New Business:

12.1 – The Strata 799 website has been updated.

12.2 – The idea of Christmas break activities in general well supported, some councilors will work on this over the next couple of weeks.

12.3 – Term limits and staggering of councilors terms will carry forward to the next meeting.

12.4 – Thank you letter to previous Council Members have been created and will be sent out to councilors for approval shortly.

12.5 – Smoking Rule/Bylaw was discussed, primary concern at this point is MWR staff will come onto Strata 799 property to smoke and will leave their garbage behind. It was decided if this situation arises a letter/discussion will occur with MWR managers. MWR has been very strong and proactive in their no smoking rules so Strata 799 should have their full support if there are any complaints.

12.6 – Councilors supported the suggestion of asking homeowners to make sure they have CVRD building permits in place when major structural changes are occurring during a renovation.

13. Next Meeting: January 27 at 11 at Bob Shires chalet at Mount Washington.

14. Adjournment: 17:10: KM moved to end meeting DF second, Passed. Thank you to Kyla for hosting.