

**STRATA 799**  
Regular Council Meeting Agenda  
Friday March 13, 2020 – 2 pm  
Vancouver Island Mountain Sports Centre

**1. Call to order:** 1:59

**2. Attendance:** Mike Garlinski - #89, Lana Blair - #108, Wendy Woodley - #87, Kelly Gilday -#106, Heidi Fuerste - #131, John Miekle, Janine Rathlef. Meeting Chaired by John Miekle

**2.1 - Observers:** Kyla Mellson Blg# 89 - 712 Castle Craig, Bren Raiska Blg# 80 - 828 Washington way, Brenda Gilday Blg#95 - 751 Albert Edward, Jeffery and Luisa Grisold Blg# 100 - 788 Castle Craig Cres.

**3. Approval of Minutes of Regular Council Meeting** of 2020.01.11: Kelly would like revision to wording 'except Kelly'. These words will be removed, and minutes from Jan 11, 2020, amended and redistributed. #108 has made a motion to approve the minutes as amended by Kelly, second by #89, all in favor, carried.

**4. Review of Minutes of RCM** of 2020.01.11

**5. New Business:**

5.1 – Dan Fell has resigned for personal reasons, this resignation has been accepted by the remaining council members. A note of thank you will be sent to Dan. This leaves one position open on council.

5.2 – Due to two representatives in Building #89 being on council, Kyla Mellson has volunteered to step down. Council accepts her offer to step down. Building #89 is a limited corporation, which owns one vote on VIS799. Bylaws state only one council member per vote. Homeowners who make up the ownership in a Limited Corporation type building must approve the person who holds the voting card as a representative of that building on or to the council. This approval should be given in writing.

5.3 – Wendy Woodley has returned from her leave of absence; she is welcomed back.

5.4 – Council has discussed at length how to fill the two open vacancies on the Council Board, three names were put forward as possible counselors to serve on the board for the remainder of the term, see 5.10. Options were discussed with the following motions put forward:

#106 made a motion, to fill 2 vacancies today, no seconder, the motion was dismissed.

#108 made a 2<sup>nd</sup> motion, to fill no vacancies and gather more information, #87 second.

#106 amended the second motion, don't fill any vacancies today and get information from CHOA and vote in person over the next two weeks, #87 second, all in favor, carried. Wendy will consult CHOA to request further information regarding eligibility rules regarding holding open a position on council for Kyla to resume duties.

5.3 – Vice President nomination - carry forward once new council members are voted in.

5.4 – Open President position - carry forward once new council members are voted in.

5.5 – Explanation of 'Without Prejudice' preface on letters to council

5.6 – Discussion of councilor's names and their votes identified in meeting minutes -

Motion by #108: VIS799 council record all motions and votes on these motions in the following way: The councilor who makes the motion, and the councilor who seconds the motion are identified in the minutes. The minutes may record a brief description of discussion. The minutes will record whether the motion is carried or defeated. #106 then made an amendment to the motion that: Each individual councilor's vote on motion is to be recorded separately from the minutes. #89 second the amended motion, all in favor.

5.7 – Wheel Locks for vehicles parked in Tow zones – ultimately council doesn't feel these would be appropriate given weather concerns and the VR needing to be onsite 24/7 to remove them once the vehicle owner contacts her. This item came into conversation from a homeowner's suggestion within some email correspondence. John has spoken to both VR and TRED regarding using these as a tool to encourage people to follow the Tow Zones rules. Neither of contractors want to try this solution and/or enforce them.

5.8 - Tree removed at building #93 due to the amount of dead branches and twisting on windy days. The arborist indicated the upper part of the tree trunk still looked solid but the tree was a danger to the building and people passing by underneath. The debris was cleaned by building owners and ladder fuels removed from village by the VR. Tree removal cost \$840.00.

5.9 – Potential new council members had a moment to introduce themselves to existing council: Jeffrey Grisold - Bld#100/788 Castle Craig Cres, Nancy Fletcher Bld# 13/785 Jutland Terrace and Bren Raiska Blg# 80/828 Washington Way.

## **6. In Camera New Business:**

6.1 – *due to the situation with having two councilors and one vote from Blg #89, John reviewed all meeting minutes since the AGM to confirm there were no concerns of one vote change making an impact on a final decision. He did not identify any concerns, so all voted decisions remain valid.*

6.2 - *Homeowners Parking Advisory Committee – Volunteers who have come forward have been reviewed. Kelly will be the liaison to this committee.*

6.3 - *Due to some members of the council feeling bullied and harassed from the nature and abundance of correspondence; all letters, emails and phone calls from members must move through Cornerstone Property Managers. Some of the emails of note have been sent late in the evening and have accused council members of wrong-doing, of dishonest actions, deliberate lack of transparency. **All correspondence from members must go through Cornerstone Property only, John Mielke is the contact. Please understand there may be a delay for responses as John works Monday to Friday.***

6.4 - *Dog off Leash fine – a recent Bylaw infraction was noted with clear identification of who the dog owner was and thus a motion to fine the owner of building for dog off leash was made by #108, #106 second, all in favor, carried.*

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

7.1 – *Presentation of PMR. John has reviewed some Condominium owners have struggled to find an insurance company to cover their property. This is partly due to there being fewer companies providing insurance around the world, so global claims impact right down to our village. However individual chalet and bareland strata's shouldn't be affected. If an insurance company is refusing coverage Cornerstone's advice is to contact other insurance companies.*

#108 made a motion to send a letter of thanks to Mt Washington Fire Dept and Oyster River Volunteer Fire and Rescue Dept. #89 second, all in favor, carried.

7.2 - Fire on Jutland Terrace update: Letter from Chief Green: I want to reach out and say a big thank you to the residents of the Alpine Village that helped out with our response to the fire on Saturday night. From the people helping deploy hose, opening their chalets so the firefighters could warm up and rest, bringing food for the firefighters, the words of encouragement and thanks and especially the cards from the kids. Our response wouldn't have been as successful as it was without the help of the residents. We are truly grateful and thankful for the support from the residents of the village.

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

8.1- Although there is sometimes a delay in Strata payments due to a change in ownership there are no significant arrears to report,.

8.2 - February 2020 financial statement for the 4th month of the 2019-2020 fiscal year. The year to date operating income is \$96,413.62 based on a budget of \$93,666.68. The year to date expenses are \$135,674.08 based on a budget of \$95,666.68. This reflected a year to date deficit of \$39,260.46.

Notable expenditures this month were:

- \$1,339.77 for WorksafeBC
- \$1,274.58 for insurance
  - \$2,735.55 for garbage removal
  - \$47,745.38 for snow removal

The closing balances, as of February 29, in the Operating Account is \$65,545.54 and the Contingency Reserve Fund \$129,671.27.

## **9. Correspondence:**

9.1 – Letter from Homeowner regarding parking pass notification – Homeowner was pleased to receive the notification on her windshield providing information regarding parking and rules.

9.2 – Correspondence from Homeowner regarding Dog off Leash Fine – Homeowner agreed the dog was off leash but felt the fine was personal in nature and not unbiased.

9.3 - Multiple Correspondence from Homeowner with concerns regarding Council Process – the emails in general terms state the Homeowner felt there is a lack of process knowledge and lack of transparency coming from the council members, etc.

9.4 - Email from Homeowner regarding uncomfortable encounter with a person while walking her dogs on the road late at night. #108 make a motion to fine the homeowner for having her dogs unrestrained by leash. #106 second, not passed. #108 has amended the motion to provide a warning and ensure they have a copy of the bylaws, #106 second, all in favor.

9.5 - Email from Homeowner querying the previous meeting minutes regarding the process to re-write Bylaw 30 (4) – John responded back with confirmation of the Bylaw change process.

9.6 - Letter from residents and homeowners regarding snow loads on their roof – they will contact council again with some solutions to lessen the impact of snow falling off the roof to the road below.

9.7 – 2 Emails from different Homeowners regarding dogs off leash – unfortunately without clear identification of the dog owner Cornerstone is not able to enforce the Bylaws.

## **Not In Camera**

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

10.1 - Re-write of Bylaw 30 (4) will be moved to the Parking Advisory Committee. They will make some recommendations which Council will receive and consider recommendations and move forward with their decision making process from there. Carry forward

10.2 – Upper Henry Garbage Camera research and pricing - Costco cameras for 4 cameras wired in 379.99, weatherproof, plug in. Continued research into the legality of security camera in a Bareland strata. Carry forward

10.3 – Homeowners Parking Advisory Committee – Kelly will liaise to council.

10.4 – Wendy has expanded on the good benefits and support which would be received with a membership in the Condominium Homeowners Association of BC, (CHOA). Annual membership is \$575.00 per year. #106 made a motion to join CHOA as a council, second #108, all in favor, carry forward.

10.5 – New Owners Package revision carry forward to next meeting as Wendy was on a leave of absence and Heidi didn't have time to work on this.

10.6 – The current website expires on March 31, 2020. Mike has contacted a web designer for a quote. The cost to create a new website would be about \$250.00. The designer has stated it would be easy to self-manage the website, at \$12.00 per year for the domain name, plus approximately \$7.00/month hosting through TELUS. #108 has made a motion to approve up to 500.00 for the cost of setting up and maintaining the website, #106 second, all in favor, carried. #106 has made a motion alpinevillage.ca be the domain name, #89 second, all in favor, carried.

10.7 - Family Fun events for Family Day Weekend were not organized due to board members attending to other council matters and didn't have time to focus on this.

10.8 – Homeowner's list updates still in progress, carry forward. Some residents have declined to give their phone numbers to be used in emergencies.

10.9 – Tree removal request from Homeowners in Building #86 – #89 made a motion for the homeowners to create a presentation at the beginning of the next meeting to further discuss directly with the homeowners. #106 second, all in favor, carried. John will contact the homeowners.

**11. Village Representative's Report:** On the 23<sup>rd</sup> of February we nearly towed a vehicle out of the Dougans parking lot. There was a guest in the loading zone with a notice applied on the back window (to make it visible to all passing) Feb 22 Notice was removed and placed inside on the passenger seat. Van remained. We had the van pulled out of the spot with the tow truck winch and the owner arrived to plead his case. Tow truck driver was very understanding and let it go without charging us or the driver. The only reason he did this was because he had been called by another vehicle owner to unlock a car in the Dougans lot, this of course had covered his expense coming up the hill.

Busses in Upper Henry are becoming an issue. Most when asked begrudgingly move to Village Main Parking lot #1. I would like something official having all busses or vehicles with trailers being permitted only in the Village main Lot.

I continue to distribute new parking passes to owners, and there has been minimal dog fecal matter in the village lately. Owners and renters following rules posted rules regarding cleaning up after their pets. The bins in the dog park are emptied every 2 to 4 days.

**12. Fire Project Report:**

12.1 – Lana who is on the CVRD Steering Committee reported from a meeting held Jan 20, 2020. There will be another referendum coming to residents to change the taxation amount. Projected plans include building the hall in 2021, purchase of more equipment 2022 and purchase of additional vehicles in 2023.

**13. Next Meeting:** Saturday, April 4<sup>th</sup>, 2020 at 10am – Please note: since the day this date was set – we will have to consider only meeting electronically or post phoning the upcoming meeting due to COVID -19

**14. Adjournment:** 4:45