

STRATA 799
Regular Council Meeting
Tuesday, July 14, 2020 at 2:00 pm
Via Electronic

APPROVED

1. **Call to order:** 2:02

2. **Attendance:** Lana Blair, Mike Garlinksi, Heidi Fuerste, Wendy Woodley, Bren Raiska, Nancy Fletcher, John Meikle – Cornerstone Property Manager, Janine Rathlef – Village Rep.

2.1 Observers: Jeff Grisold

3. **Approval of Minutes of RCM** of 2020 06 15. Change of AGENDA to MINUTES in heading of the minutes. **Motion** made to accept minutes as amended. MSC. Unanimous.

4. **Matters Arising from Previous Council Meeting Minutes**

4.1 Website. Mike advised the COVID 19 notice has been updated. Meeting minutes will be added as Mike receives them. The Summer notice/bulletin will be added.

Bren and Wendy will help Mike with adding a History page, forming a “History Committee”.

FAQ’s to be added with input from Janine.

4.2 Summer Bulletin is ready to be sent out. Lana will send to John for distribution to all members.

4.3 New Owners Package. Heidi shared a copy of the information package and feels it is ready for distribution to owners. Wendy will do some final tweaks.

4.4 Correspondence flow chart is now complete for reference by Cornerstone.

4.5 Architectural & Planning Design Guidelines for Construction within Strata Corp 799. This is still under review. Discussion moved forward to another meeting.

4.6 Letters of permission for Council members in multi owner - one vote buildings, this discussion is to be moved forward. More research to be done into eligibility and rules around members on Council.

5. **New Business:**

5.1 Jeff Grisold respectfully asked for a postponement of his presentation Council requested as he did not receive notice of being on the Agenda until Monday (1-day notice). Mr. Grisold will be added to the agenda for the next RCM.

6. **Committee Reports:**

6.1 Road Work Committee Report. Heidi reported the committee has done a couple of walk arounds with some mapping and suggestions of work and priorities. A road work contractor will be contacted for quotes with work probably starting August/September.

Motion made to proceed with road and parking lot work as noted in maps and as suggested by the contractor, up to the dollar amount approved at the AGM in 2019 (\$28,750.00). MSC. Unanimous

6.2 Parking Advisory Committee Report – Bren advised the survey is complete, there were 133 usable surveys returned. The PAC feels a second survey is not required based on the number of respondents and the information received from the original survey. Council would like it noted this committee has done a great job and come up with some very good ideas that will be taken into consideration. Council would like to thank all of the PAC members for the work they have (and are) doing.

PAC next meeting will be in September.

7. Village Representative's Report:

- Ladder fuels removal began at the end of June. Janine doesn't know the parameters or scope of work to be able to report on it.
- Skyline Tree Services have surveyed all trees she and Council identified as problematic and have identified a few more. There is a dead tree top at Chalet 71 with a full tree removal 15' away. It will be a 15-minute job to take the top off. **Motion** made to have the dead tree top removed. MSC. Unanimous.
- Skyline's budget/quote for all of the work is \$3,780.00.
- Speed bumps have been ordered and will arrive at the end of the month. The Costco bumps were out of stock once approval was given. Janine sourced something comparable from a company called Tenaquip at a slightly higher price, \$971 Plus tax for bumps and spikes (the Costco speed bumps came with spikes, for these ones the spikes had to be bought separately, thus the higher cost). Bren has saved VIS799 \$500+ in shipping fees by picking these up in Vancouver for transport to the Village.
- There is a lot of beautification happening in the Village!

8. Fire Project Report. Nothing to report. This heading can be dropped from the agenda until there is further info to be reported.

9. Property Manager's Report:

Key Account Update as of June 30

- Snow removal - \$133,550.15, Budget \$150,000
- Garbage/Recycling - \$17,733.07, Budget \$25,000
- Operating deficit YTD – (\$28,249.97)
- Operating Surplus remaining = \$73,806.08
- Contingency = \$129,671.27
- Snow Prep reserve = \$ 11,544.69
- Ladder Fuel reserve = \$10,181.21
- Fire reserve = \$13,083.83
- Snow Clearing reserve = \$50,000.11

Monies in the contingency fund can be used to cover extra expenses but this allocation of funds would have to be approved at an AGM.

10. **Treasurer's Report.** 7 owners are in arrears for a total of \$2337.95 outstanding.

11. **Building/Renovations:** many requests have come in lately. The committee requests owners' patience in getting responses as it takes time for all requests to be looked at, information gathered and decisions made.

all observers were asked to leave the application for confidentiality reasons

12. On Dealing with Privacy Matters:

- Property Manager's Report: privacy matters will involve bylaw infractions, fines, outstanding monies.
- Renovations: **Motion** made to publish lot numbers but not names for building renos. MSC, unanimous.
- Any bylaw infractions, fines, complaints will remain private.
- The Village Rep will be asked to leave any discussions pertaining to fees owed.
- The Village Rep will stay during discussions surrounding complaints as the VR often reports and follows up on these issues.
- The Correspondence Committee will decide which issues the VR should be included in and which not.

13. **Correspondence**

13.1 Correspondence with Dean Prentice of MWR re: MWR employees speeding in our Village. Mr. Prentice asked for more details on offenders, Council responded we want to keep this "neighbourly" at this time with a general reminder to staff for now.

14. **Other Business**

14.1 Possibility of a virtual AGM due to COVID 19 restrictions: if a virtual meeting is done modified proxy forms can be sent to each member covering specific items to be voted on (budget, use of contingency funds). As the proxy forms are received back by Cornerstone the names and voting choices would be confirmed by phone. Each Council member would hold a number of these proxies at the meeting.

15. **Next Meeting:** Sept 9, Wednesday, 2 pm via ZOOM

16. **Adjournment:** 3:44 pm