

APPROVED

STRATA 799

Regular Council Meeting Agenda

Thursday, Oct 8 2020, 2:00 pm

Via Electronic

1. **Call to order:** 2:03 pm

Due to scheduling conflict motion made for the Village Rep Report to be moved to the first item. MSC.

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

3. **Approval of Minutes of RCM** of 2020 09 17, MSC

7. **Village Representative's Report**, as per motion above VR report presented now:

- The road and parking space work is in progress.
- Garbage bins in Upper Henry were moved in order to level the area where they were. The plan is to place the refundable bin in a location that takes up less space.
- Council member Bren and myself have surveyed the property to label about 6 trees that we will have BC Hydro's arborist look at.
- We have 4 LED lights that will be tended to by BC Hydro line crew. Date TBD.
- The blue fire water jugs have been put into storage
- The "Thanksgiving garbage bin" arrived Wednesday

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

4.1 Architectural & Planning Design Guidelines for Construction within Strata Corp 799. The Property Manager reports the need for more information gathering on this document. PM has determined this is not a Strata document; we have to find out who "owns" the document. Moved forward for more investigation to be done by PM.

- a) Bren noted that at the AGM of Oct 2004 a motion was made and carried by a majority of 36/7 to incorporate the Architectural & Planning Design Guidelines for Construction within Strata Corp 799 into the By Laws. Even though this motion passed it doesn't appear to have been followed through on, as it doesn't appear on any copy of the AVS 799 by laws Council has. Further investigation into this matter is required.

4.2 Our Property Manager obtained clear direction on the debate around the issue of home owners from multi-unit dwellings sitting on Council. Basic points outline:

- If a strata lot is owned by more than one person, only one owner of the strata lot may be a council member at any one time with respect to that lot, unless all the owners are on the council.
- In the absence of a dispute amongst co-owners of the same strata lot, there is no obligation on the strata corporation to inquire if one owner presents themselves as a potential candidate to be elected to council. Where a dispute arises, it is for the co-owners to resolve amongst themselves as to who amongst them, if anyone, is the person eligible to be elected to council.

- If the co-owners cannot agree amongst themselves as to who the eligible person for the strata lot is, the strata corporation has no authority to resolve the dispute amongst them as to who the eligible person would be. The only option available in the event of a dispute would appear to be to allow all of the persons who want to run from a lot to run for election, but only the person from the strata lot who gets the highest majority vote total is elected to council.

4.4 Creation of a Mission Statement. Carry forward.

4.5 New Owners Package from AV Strata 799. Carry forward.

4.6 **AGM – to be held electronically on Nov 7 at 10:00 am.** Details of the AGM were discussed with more information to be gathered. Owners will be given details as soon as they become available.

- Nominees are being accepted for 2020/2021 Council. If you are interested in running for a position on council have someone nominate you via an email sent to our property manager: johnm@cornerstoneproperties.bc.ca Include the full name, email address, and strata lot number of the person being nominated for council, and the same information for the person doing the nominating. **Submit all nominations for council by Friday October 30, 2020.** Council runs with 3-7 members; all 7 positions are available as a new Council is elected every year. Not all of the current council members will be letting their name stand again.
- The AGM package will include voting ballots, proxies and detailed instruction on how to use these.
- Scrutineers will be selected before the AGM in order to be in place for the AGM.
- Owners will need to register for the ZOOM AGM before the meeting start time of 10:00 am. More details to follow.
- The Property Manager will look into how votes will be collected, tallied and the results reported on.
- Dean Prentice will be invited to attend the AGM to give owners an update on the 2020/2021 winter season.

4.6 (1) A **test ZOOM meeting will be held** for all owners to attend and become acquainted with the ZOOM procedures; **Council encourages all owners to attend the test meeting.** Please sign in early to ensure your audio and video are working. Confirmation of date, time and an agenda will be forwarded in advance of the meeting.

4.6. (2) Possible items to be included on the Agenda for the test meeting:

- Intro and instruction on how to use ZOOM, its functions and how the meeting will be run, how voting will take place and new voting procedures.
- Introduction of Council nominees, each nominee may have 2 minutes to introduce themselves.
- Any owner in arrears cannot vote at the AGM. As there will be no opportunity to do this at a physical AGM **ALL arrears will have to be cleared before the ZOOM AGM.**
- Proposed Beaufort Trail motion.
- Proposed Road Closure By Law change.

4.6 (3) Property Manager will create a proposed Agenda for the AGM.

4.6 (4) Information notices will be sent to all owners, including ZOOM test date, AGM date and time, new electronic procedures for voting.

4.6 (5) John, Heidi and Lana will work on the AGM package that needs to be sent to all AVS799 owners by Oct 16.

4.7 B&D Container contract. Heidi spoke to Brad today. A draft of the contract has been done to send to Cornerstone to print and have signed.

4.8 Alpine Village road closure dates, Council agreed to the rewording of By Law 30(4) so the road closure dates are no longer tied to the Resort opening dates. The change is necessary for the safety of drivers, pedestrians and to prevent damage to our gravel road base, the snow road base and the grooming equipment. Adverse conditions may affect our roads but not enable the Resort to open, or in the case of our current situation of COVID 19 if for some reason the Resort did not open at all our roads still need to be closed. John will have the proposed By Law wording checked by Cornerstone lawyers. A motion will then be drafted to present at the AGM for all owners to vote on.

4.9 Beaufort Heights trail proposal. Lana will request Ryan put together a presentation of the proposal by Beaufort Hts. to present at the AGM in order for a motion to be made. Motion made for Council to approve the motion on the BH proposal that will be put forward at the AGM. MSC, 5 for, 1 abstain.

4.10 Response from AVS 799 homeowner to Councils' request to meet with a mediator.

- First request had the homeowner respond they would not agree to this without an answer on an unrelated matter.
- Second request sent Sep 21 advising homeowner a response sent on other matter, can owner and Council proceed with mediation plans. No response received to this second request.
- No further action to be taken by this Council.

5. **New Business:**

5.1 BC Hydro plans to change the street light needing repair from LED back to High Pressure Sodium (the approved system for BCH). BC Hydro will look into changing the other LED streetlights we have once they have a course of action laid out. They will keep us informed through liaison with our Village Rep. Keeping in mind the Dark Skies Initiative, Council will contact BC Hydro to see what the problem with the current LEDs is and do they have approved LEDs that could be used when the current lights give out. Mike will draft a letter.

6. **Committee Reports:**

6.1 Road Work Committee Report: Lana reported the cost of work to date is at \$17,424, including culverts, the creation of summer parking areas, filling pot holes. Work is not complete and is under the approved budget. Work will continue.

6.2 Parking Advisory Committee Report: discussion/decision on PAC recommendations presented at the July 14 RCM.

- a) Bren reported further research shows the RFID option is not viable as there is no handheld device to be used by parking attendants. This would be very expensive program to initiate and keep up.
- b) Bren contacted a small Vancouver company who can create a system that would involve owners registering their license plates and those of their guests or renters. To monitor the VR would use an application on their phone to scan the license plates and check for compliance. Council would like more info on this option. The company will put together a proposal for the next council meeting.

9. **Property Manager's Report.**

Key account update (September 30)

- Snow removal - \$133,550.15, Budget \$150,000
- Garbage/Recycling - \$22,671.44, Budget \$25,000
- Operating surplus YTD – \$11,797.79
- Operating balance remaining = \$107,548.00
- Contingency = \$129,671.27
- Snow Prep reserve = \$ 8,510.86
- Ladder Fuel reserve = \$11,681.21
- Snow Clearing reserve = \$50,000.11

Motion made to approve the proposed 2020/2021 budget PM put forth. MSC, unanimous.

10. **Treasurer's Report:** Nothing to report at this time due to the meeting being held early in the month.

11. **Building/Renovations:** Nothing new to report.

The renovation request form is not on the website, decision made to post it there.

12. **Correspondence:**

12.1 Letter from AVS 799 owner advising of demolition and request to store reclaimed construction wood on site. The demolition is complete.

12.2 Numerous emails received from AVS 799 owners in response to item 5.7 in the minutes of RCM 2020 09 17. All in support of Council, the work they are doing and their dedication to the Village. Many council members have had owners approach them with comments of support.

13. **Next Meeting:** to be determined if Council needs to meet before the test ZOOM meeting. Our next meeting will be the ZOOM info session on Oct. 31, then the ZOOM AGM on Nov 7.

14. **Adjournment:** 4:16 pm