

APPROVED

STRATA 799

Regular Council Meeting Minutes

Friday, Nov 20, 2020, 10:00 am

Via Electronic

1. **Call to order:** 10:03

2. **Attendance:** Dave Procter #30, Tom Haglund #85, Wendy Woodley #87, Lynda Laushway #89, Nancy Fletcher #13, John Meikle – Cornerstone Property Manager, Janine Rathlef – Village Rep.

2.1 Observers: Jeff Warren, VR's partner. Jeff did a brief intro and welcome to council, then left the meeting.

3.1 **Approval of Minutes of RCM of 2020 10 08. Moved, seconded, carried.**

3.2 **Approval of Minutes of RCM of 2020 11 13. Moved, seconded, carried.**

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

4.1 Temporary Parking pass: approval to distribute to owners with the suggestion to print page 1, the pass, for each visitor. Print page 2, the information page, once and post in your chalet.

4.2 Architectural & Planning Design Guidelines for Construction within Strata Corp 799. It has been determined this is not a VIS799 document, we need to find out who "owns" the document. John has enquired to see if the Mountain resort owners have any info on this document. Wendy suggested John contact some of the original resort owners at Island Mt. Holdings.

- a) At the AGM of Oct 2004, a vote was taken to add this to VIS799 By Laws but it doesn't appear on any copy of the Bylaws Council has. John has enquired to land titles but has not received a reply.

4.3 Creation of a Mission Statement, carried forward by previous Council, moved forward for further research. Dave will forward a document on the role and responsibilities of Strata Councils for guidance in creating this.

4.4 Mike Garlinski has offered to keep the website up to date and post new items as required.

- a) In the past a very small amount was paid to the to web keep. **Motion made** to buy Mike a gift card in compensation for his work. **Moved, seconded, carried.**

4.5 New Owners Package for AVS 799 is still a work in progress. Council members will forward comments on the latest version to Wendy.

4.6 BC Hydro advised the Village Rep they have plans to change any street light needing repair from LED back to High Pressure Sodium (the approved system for BCH), they will keep us informed

through liaison with our VR. Past Council was opposed to the change from LED back to HPS. Further correspondence with BCH through a home owner in AVS799 states:

Thank you for reaching out to BC Hydro about the Street Light that has been replaced in front of your property at Mount Washington.

Regrettably, I do have to tell you that the light that has been installed is likely only temporary, as BC Hydro has to replace that light with a LED light within the next 3 years, due to Government of Canada regulations that require all street lighting to be PCB free by 2025. The Street Light Replacement Program is working with the various communities that we have contracts to supply street lighting services to, on the schedule for those replacements over to a full LED network and, as of yet, I cannot provide a time frame as to when the lights within the Alpine Village will be replaced.

In fact, it is very likely that a private contractor was engaged by the Strata or Mount Washington to replace that light, and install an LED light, as BC Hydro does not have the inventory or authority (under the various street light rate classes, which are directed by the BC Utility Commission) to install LED lights at this time. The installation of LED lights on BC Hydro owned poles can only begin in 2021. The installation back to a High Pressure Sodium light could have happened for a number of reasons, however, once BC Hydro does our audit of the Mount Washington area, all the lights on BC Hydro poles will be converted over to LED.

I should also pass along that there are two colour temperatures that BC Hydro will be using to replace all the current inventory with and I would encourage you to bring forward your concerns with your Strata and Mount Washington directly as the selection of what type of light is installed is between BC Hydro and the community/governing body for the area, we cannot take direct requests from citizens within the community. Additionally, you can also request screens or adjustments to arm length and direction, which should assist with light pollution into private residences.

This correspondence appears to make any further action by Council on this matter, at this time, unnecessary.

5. New Business:

5.1 Setting up Workplace by Facebook for Council and/or all owners to use. Dave explained everyone has to agree to be added on to such a page. It would be a place to post info, notices, etc. It is difficult to set up but easy to run once set up. Nancy pointed out we have the new website for posting. John noted Cornerstone is implementing a portal in their program for individual stratas to set up a similar system. Decision made to hold off on proceeding with Workplace.

5.2 Request from an owner to purchase outdoor chairs for placement in the dog park to provide an outdoor socializing area. There are currently 4 chairs the VR donated a few years ago that have been placed in the dog park during previous non-snow seasons, they are heavy and hard to move.

This idea was suggested to create a safe place for owners to meet during COVID-19, placing 5 plastic chairs that could easily be moved out of the way of the groomers.

The concerns are who will move the chairs out of the way at the end of the day, how do we ensure they don't "walk away" and how are the chairs found under a deep snowfall?

Motion made that Council designate \$150 to provide plastic, outdoor chairs for the dog park.

No seconds. **Defeated.**

Council will revisit this suggestion in the spring.

5.3 Christmas/Winter snow sculpture contest. No one on Council at present was involved in this last year, the VR helped and advised owners/visitors registered with the VR, built snow sculptures in front of their buildings, judges went around, winners were picked and Mt. Washington Resort gift cards given as prizes.

For 2020/2021:

Organizers: Janine will spear head. Other volunteers welcome.

Judges: Dave, Tom and Wendy

Date: judging will be on Monday Dec 28th.

Rules, parameters including COVID rules must be sent out.

Motion made to move ahead with snow sculpture contest. **Moved, seconded, carried.**

5.4 It has been requested by Tred Contracting that a change in the opening to the recycle bin be made for Tred Alpine Services when they are depositing recycling they pick up from many units. A new recycling bin is currently being built by B&D for our use.

Two options are available:

- a) Leave one of the old garbage/recycling bins with the large opening and lock it off for just TRED to use. The problem with this is the diminished capacity for garbage. The positive part is that it won't cost anything
- b) Have B&D cut a hole into the new recycling bin to accommodate TRED's volume and have a locking lid so the public won't continue to throw garbage in the recycling. The problem is the cost – Brad from Band D quoted between 800.00 and 1500.00 to create this opening and cover.

Motion made to leave our garbage and recycle bins as is. **Moved, seconded, carried.**

John will let Tred Alpine Services know that if TRED wants to go with option (b) he can pay for the modification.

Motion made to approve modifications to one recycle bin if Tred Alpine is willing to pay the costs.

Moved, seconded, carried.

5.5 Bus parking in AVS799 parking lots has been an issue in the past and there are more buses arriving each year. Buses take up too many valuable parking spots in our busiest lots. The VR requests a notice be sent or posted that no buses be allowed in the Upper Henry lot.

Motion to create a **new rule: Buses delivering guests to VIS 799 can drop guests in the parking lot(s) closest to their accommodation but the bus must then park in the Main Parking lot in a designated bus parking area.** Moved, seconded, carried, unanimous.

5.6 Amendment to contract with TRED as there is an error in the dating in the signature portion of the contract, it should be 2023 but states 2021. A simple change in the date and initialing is all that is needed. Tom will look after this and forward to John.

5.7 List of suggestions for action from the AGM: **motion** made to move all of these items forward to another meeting. **Moved, seconded, carried.**

- a) Should the Strata pay for clearing the roads early in the Spring.
- b) Can Council look at getting all the Mountain Resort Stratas together for a group insurance option that may reduce costs? Have each Strata chip in to pay for an on Mt. Fire Fighter once a firehall is in place
- c) Check with Telus on a group strata contract.
- d) Look at installing electrical vehicle charging stations.
- e) Look at creating a "town square" environment in the dog park: gazebo, benches, chairs, heater, BBQ.
- f) Open a AVS799 twitter account for announcements.

6. Committee Reports:

6.1 Road Work Committee

- a) 2020-2021 members: Tom, VR, and road contractor.
- b) Tom will be the Council member to liaise with Tred.

6.2 Parking Advisory Committee – Wendy will liaise with PAC to receive any further information on recommendations made by the PAC.

7. Village Representative's Report November 2020:

- a) *Village is closed, as of November 14 and there were no contestations. On that day a tow truck helped remove 2 vehicles. One stuck vehicle made it out the following day.*
- b) *Village lights that were out have been re-lighted with sodium vapour lights. The process to have lights repaired is to contact Ministry of Transportation and Infrastructure.*
- c) *Upper Henry has had a minor reconfigure and is complete. The garbage bin and recycling bin are side by side. Lift the arm on the recycling bin to open the hatches. Do not push plastic bags into the bin. Please empty them and reuse them or garbage them.*
- d) *The Village Main parking will open soon with garbage and recycling bins in place.*
- e) *Tred Alpine has started clearing parking lots and packing down village roads*
- f) *We still have an issue with people outside of our strata using our garbage bins. On November 13 alone I encountered 2 different people from Ptarmigan and Aerosmith Ridge using our facility.*
- g) *In regards to my request to liaise with all council members. For everything going forward I believe it is in the best interest of all members of the council and the strata to see total transparency. I would prefer all communication to go to everyone unless in the case of working on a specified committee or project.*
- h) *I haven't received the details of the new garbage contract and it would be helpful to know what they are.*
- i) *The arborists contracted by BC hydro were able to remove 3 danger trees. We will keep an eye on additional trees for future. They were able to remove brush as well. They removed one tree at our expense.*
- j) *During the wind storm October 12, we had a few trees fall. Arborists came to remove one that had landed on a roof and another that was across a winter road. Others also fell in areas where no roads, hydro or buildings were affected. None of these appeared to be dead.*

k) *I expect to see more people outside having fires this year. I have spoken to a few groups already. However, I would like to request that the fires are not built on the snow but in a pit of some sort so that the snow doesn't become a mess of black charcoal. The piles will also end up being in the way of the snow plow.*

7.1 Council agreed to the VR request to report to all of Council moving forward. Any direction to the VR will come from the President, Dave.

7.2 For any open outdoor fires the VR requests an actual firepit to be used for safety and ease of cleanup, which often falls to the VR. It was pointed out the Regional District has regulations and rules as to when burning can and cannot take place. Dave will forward these regulations to the VR.

7.3. Whiskey Jack Chalets has requested a parking pass for daytime use only. This company offers services to chalet owners and requests parking passes to allow staff to park in our parking lots for ease of access to buildings for cleaning. The VR suggested she issue a permanent pass that states NO OVERNIGHT PARKING, this will facilitate the VR identifying vehicles belonging to this business.

Motion made to issue such a pass with a \$100 deposit, the deposit to be returned when the pass is turned back in. **Moved, seconded, carried.**

9. Property Manager's Report.

The year to date operating income is \$287,794.40 based on a budget of \$287,000.00. The year to date expenses are \$266,286.94 based on a budget of \$287,000.00. This reflected a year to date surplus of \$21,507.46.

Notable expenditures this month were:

- *\$483.79 for Legal*
- *\$315.00 for Gardening Other*
- *\$5,275.99 for Special Projects*

The closing balances, as of October 31, 2020, in the Operating Account is \$118,755.47 and the Contingency Reserve Fund is \$129,562.94.

There are a few owners in arrears as many owners pay their strata fees after the budget is approved at the AGM, which happened after our year end this year. There are currently approx. 36 owners in arrears but this should be straightened out shortly.

Motion to accept PM report. **Moved, seconded, carried.**

10. **Treasurer's Report.** Included in PM report.

11. Building/Renovations

11.1 Tom will head this committee with assistance from Dave.

11.2 A request from an owner for permission to construct a parking area beside their building, all info will be forwarded to Tom for review.

The Village Rep asked to leave at this point.

12. Correspondence:

12.1 2020-2021 Nancy and Lynda will be on the correspondence committee.

12.2 Email from an owner with community concerns. A reply will be sent advising AVS799 is a bare land strata and cannot act on these matters.

- a) enquiring if Air B&B usage is allowed in the area - owners can advertise to rent their units in whatever way they wish.
- b) asking if something can be done about a bright red light hanging from a porch, on all day and night - as a neighbour ask them to turn the light off.

12.3 Emails from an owner disgruntled with the AGM voting system for electing new Council. Although our Property Manager has already responded to this owner Council will also send a reply to address concerns.

13. **Next Meeting:** Jan 14th, Thursday, 1:00 pm. Via ZOOM

14. **Adjournment:** 12:14 pm. **Moved, seconded, carried.**