

STRATA 799
Regular Council Meeting
Thursday, January 14, 2021 3:00 pm
Via Electronic

1. **Call to order:** 3:00 pm
2. **Attendance:** Dave Procter #30, Tom Haglund #85, Lynda Laushway #89, Nancy Fletcher #13, John Meikle – Cornerstone Property Manager, Janine Rathlef – Village Rep
- 2.1 Observers: Lusia Grisold, Bren Raiska

3. **Approval of Minutes of RCM 2020 11 20. MSC, unanimous**

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

4.1 Architectural & Planning Design Guidelines for Construction within Strata Corp 799. Dave will reach out to George Trousdel (the previous director of MWAR) to see what info he may have on this document.

4.2 Creation of a Mission Statement for AVS 799 Council. Suggested:

While acting within the rules and guidelines of the Strata Property Act to provide a safe and inviting area for all owners, guests and visitors to live, vacation and enjoy the beauty of Alpine Village Strata 799.

Motion made to accept this draft as AVS 799 Council's mission statement. **MSC, unanimous**

4.3 Owners Package for AVS 799 is now complete and ready to be distributed. **Motion made** to send as is to all owners. **MSC.** Nancy will send to Cornerstone for distribution

4.4 Owners' list: the list is as up to date as we have been able to make it. This list only requires basic contact info for all owners within AVS 799. It will be updated as units change hands.

4.5 All of Council agrees the Winter Snow Sculpture Contest scheduled for the Family Day Weekend, Feb 12-15, needs to be postponed to next season/year. This is keeping within BC Health guidelines on COVID 19 protocols. Nancy will contact Mike Garlinski to update the website with this information.

4.6 The Village Rep requested we have a rule for all outdoor fires to be in an actual "fire pit". The below comes from the Oyster River Fire Department website and covers our Village, therefore we do not need to create a rule of our own:

Recreational Fires: *campfires and beachfires*

"Recreational Fire" means the burning of wood for recreational purposes in a permanent outdoor fireplace, barbecue or fire pit not larger than 50 centimeters (24 inches) in diameter that is designed and constructed to confine the fire and is suitable for such a purpose, or within a fully enclosed burner or similar device. Recreational fires shall include fires used for the purposes of cooking food and the provision of heat.

Tips for preparing and caring for your next beach or backyard campfire:

- Recreational fires must not exceed 24 inches (50 centimetres) in diameter.
- Do not light a fire or keep it burning in windy conditions. The wind may carry embers and spread the fire.
- Always light beach fires below the high tide line.
- Maintain a fireguard around the fire: a fuel-free area free of flammable materials (grass, kindling, driftwood, etc.).
- Keep a bucket of water nearby for extinguishing the fire.
- Never leave a fire unattended.
- Make sure that the fire is completely extinguished, and the ashes are cold to the touch before leaving the area. An abandoned fire can become a dangerous and fast-moving blaze.
- Be extra vigilant in supervising kids near the fire. Teach kids how to STOP, DROP and ROLL if their clothing should catch fire.

Motion made to post this info on the website to ensure owners and visitors follow the guidelines set out by the Oyster River Fire Dept., with the addition that If a fire ring is left in place or buried in snow the owner of the fire ring will be held responsible for any damages. **MSC, unanimous.**

4.7 List of suggestions for action from the 2020 AGM:

- a) Should the Strata pay for clearing the roads early in the Spring. Move forward for further discussion.
- b) Can Council look at getting all the Mountain Resort Stratas together for a group insurance option that may reduce costs, having each Strata chip in to pay for an on Mt. Fire Fighter once a firehall is in place? This is not a responsibility of Council.
- c) Check with Telus on a group strata contract. This is not a responsibility of Council, especially since we are a bare land strata.
- d) Look at installing electrical vehicle charging stations. At this time, Council does not feel this is an issue to be addressed, acknowledging it will be something AVS 799 Council will be required to look into in the future. It was suggested a better location for charging stations would be the Resort parking lot at the base of the mountain, where there is less snow to be cleared and better access to the charging stations.
- e) Look at creating a "town square" environment in the dog park: gazebo, benches, chairs, heater, BBQ. To be moved forward for discussion at a time when groups can safely gather.
- f) Open an AVS799 twitter account for announcements. This Council has no appetite for this, we have the website for AVS 799 and there are a couple of Facebook pages for resort owners.

5. New Business:

5.1 Council Member Wendy Woodley will be on a leave of absence until Mar 9th.

5.2 The recycle bin from the Main Parking lot, #1, was not in place over Christmas causing problems and concern. The building of the second bin was delayed until the contract with B&D was signed and delivered. The bin should be in place by the end of January (see VR report for update). Janine will ensure B&D has the signed contract.

5.3 a) All owners and guests must be aware the Village Rep is a liaison between Village users and Council. The VR is in place to ensure we have a safe, welcoming area for all to use. The VR can educate owners and guests as to our rules, bylaws, etc., but is not in place to provide enforcement. It is up to each owner to take down the information of situations/violations they want followed up. Info would be: type of incident, date, location, where the violators are staying. This information can be sent by email to the VR or to Cornerstone for Council to decide on appropriate action.

b) The Village Rep and those assisting her were verbally abused over the past few weeks from day users at the Mountain trying to use our parking lots. Parking issues by day use visitors to the resort needs to be addressed with the Resort Management. We will ensure better signage on the main lot stating parking is for Strata visitors only. Janine had a meeting with Resort Managers on day use overflow parking issues and found the Resort does not have a plan to deal with overflow parking.

Motion made that AVS799's four parking lots are only to be used by owners and guests; no resort day users will be allowed to park in our lots, those doing so will be towed. **MSC, unanimous.** John at Cornerstone will notify Resort Management of this change.

5.4 New Year's Eve in the Village: it was a quiet evening in the Village. The hired security patrols did not come across any issues of concern.

6. Committee Reports:

6.1 Road Work Committee: road maintenance will be looked at in the Spring.

6.2 Parking Advisory Committee: it was suggested to have a meeting to deal only with parking issues, suggestions, etc. This meeting will include Council, Janine, Troy and Parking Advisory Committee members. The meeting will take place after our next scheduled RCM. Nancy will reach out to Bren Raiska to ensure any PAC members wishing to attend are invited.

7. Village Representative's Report:

- This last period of time has been very snowy and our Alpine village has been quite busy.
- Our Parking lot attendants seemed to get quite a few notes of appreciation. This year was difficult in the sense of very wet nights that made recording violations challenging.
- Our parking numbers at the end of the month are:
 - Temporary passes: 133
 - Owners passes: 170
 - No passes: 10
 - Over 100 notices written.
- No one was towed but the tow truck was on site for one vehicle and phoned for one other.
- The dog park has never seen so much use! I very much appreciate the effort every dog owner is taking to fill our buckets.
- Trees have been heavily laden with wet snow. Please be very careful near trees. We have lost 2 trees and very large branches have been falling off! Only one tree needed chainsaw

efforts to get it off the snow road - thanks to Jeff chain sawing and the snowcat bulldozing it away.

- **Members, please remember that the power line attached to your building is your responsibility. It is your responsibility to inform BC Hydro, on their call line, if you think there is an issue.**
- Thank you to members that have been clearing snow off of cars and also to members that helped in the parking lot on a day when resort guests started filing in.
- The recycling bin for the main lot may arrive Friday Jan 15. Thank you to everyone for their patience! [UPDATE: IT HAS ARRIVED!](#)
- I have heard from some members that they have enjoyed walking around the village more and seeing its changes due to having to walk across to do their recycling. It was nice to hear that some flexibility exists and it wasn't all negative.
- I have posted the odd parking issue and appreciation message on the Facebook pages "Mt. Washington Residents" and "Mount Washington BC Village owners/Residents 2020". This has proven to be an efficient Band-Aid and we receive immediate response! Everyone is on their devices.
- On January 1st Chalet 1, Glacier View Close had a sewer back up. Plumbers attended and discovered the plug was at the corner of Jutland Terrace and Glacier View Close. MWAR was responsible to fix this and excavation revealed a crushed, disintegrated line full of gravel. This will be further repaired after the thaw. Apparently, there is a bow (low spot) in the line.
- The recent water main break was the responsibility of the building to repair. This was at the connection to the water service outside of the building after the building shut off. The breakage is possibly due to the bedding material that was used and the PVC pipe. The company that is repairing it is using Poly E for the repair and putting sand down as bedding material. They are also putting heat tape above the ground. I am including in my report the Water Utility Act: Water Tariff#4, it is a document that explains the rules and rates. ([this report is included as a separate attachment with the email containing these minutes](#))
- With the water main issue, the Resort left the ski path in a dangerous situation for residents, a large hole not immediately marked or roped off. Cornerstone will send a letter to the Resort to advise them of our concerns for the safety of our owners and visitors.

8. Property manager's Report:

Please find enclosed the December 2020 financial statement for the second month of the 2020-2021 fiscal year. The year to date operating income is \$47,809.89 based on a budget of \$47,833.34. The year to date expenses are \$73,365.29 based on a budget of \$47,833.30. This reflected a year to date deficit of \$25,555.40.

Notable expenditures this month include:

- \$145.86 for legal
- \$641.66 for snow prep
- \$500.00 for ladder fuels
- \$34,655.20 for snow removal
- \$577.03 for hydro
- \$6,300.00 for excavating

The closing balances, as of December 31st, 2020, in the Operating Account is \$131,954.13 and the Contingency Reserve Fund is \$129,562.94.

Key accounts

Garbage \$3,566.85 Budget \$25,000
Snow Removal \$46,819.46 Budget \$150,000
Snow Prep \$1,166.66 Budget \$7,000
Ladder Fuels \$1,000 Budget \$6,000

Motion made to accept report as read, MSC.

9. Treasurer's Report: there currently is no Treasurer, all info is covered in the PM report.

10. Building/Renovations:

10.1 Enquiry from a potential new owner in regards to changes they would like to make to the unit they are looking to purchase, including enlarging a deck and adding a hot tub. The Property Manager responded advising proof of additions staying within lot lines would be required. No further requests have come to Council on this.

Anytime a request comes forward for major changes to a building Council requires proof that the changes will stay within the lot parameters (i.e. a survey certificate).

All visitors were asked to leave at this time.

11. Correspondence:

11.1 E-mail from an owner thanking the Parking Lot Attendants for diligence in keeping day lot overflow from filling our main parking lot.

11.2 E-mail from owners of a chalet where snow slid off their roof onto the Village roadway. The owners requested TRED to come and clear the area. Council will look into who is responsible for clearing this and paying for the clearing.

12. Nancy to look through the AVS 799 Council files to pull out information on the parking lot agreement with the Resort.

13. Next meeting: February 18th, 3 – 4 pm to be the RCM.
4 – 5 pm to be a meeting with the PAC to discuss parking issues and possible solutions.

14. Adjournment: adjourned at 4:47 pm

