

# APPROVED

## STRATA 799

Regular Council Meeting

Thursday, February 18, 2021 3:00 pm

Via Electronic

### 1. Call to order: 3:02 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, Chris Hounsell from ORFR.

3. **Approval of Minutes of RCM 2021 01 14:** motion made to approve, **MSC.**

### 4. Presentation by Chris Hounsell of Oyster River Fire Rescue.

4.1 Oyster River Fire Rescue (ORFR) was going to request AVS 799 Council submit a grant application to the Comox Valley Regional District (CVRD) to fund the purchase of a rescue toboggan. BC Ambulance Service (BCAS) can no longer rely on the Mt. Washington Ski Patrol for assistance in transporting patients in the Alpine Village when our roads are not accessible by motor vehicles, this toboggan would allow ORFR to assist BCAS in extrications. Unfortunately, it has since been discovered AVS 799 is not a Registered non-profit organization so do not qualify for these grants. ORFR are working with BC Ambulance to find another way to fund this purchase. Once purchased the toboggan would be housed in the ORFR container in lot 1, then moved to the new Fire Hall when built. Cost is approx. \$4000-\$4500. Various suggestions were made to look into other options for applying a grant or other ways to fund the purchase. Chris will investigate and report back to Council. AVS 799 Council will assist in any way we can.

### 5. Matters Arising from Previous Council Meeting Minutes:

1. Architectural & Planning Design Guidelines for Construction within Strata Corp 799. On the Regional District of Comox Valley website there are 2 documents that would supersede the APDG attached to AVS 799 lots: The Rural Comox Valley Zoning Bylaw 520, part 1101 (page 110 pertains to Mt. Washington) and the Integrated Resort Community Plan (the last section pertains to Mt. Washington).

**Motion:** The document named “Architectural & Planning Design Guidelines for Construction within Strata Corp 799” that is attached to each lot within the Alpine Village is a legal document, however the Comox Valley Regional District has in place Bylaws and an Integrated Resort Community Plan that cover the same elements and take precedence over the APDG document, the CVRD also has Building Inspectors to enforce these bylaws and rules. It is therefore suggested all construction and exterior renovation applications, which must be submitted and approved by AVS799 Council, will be guided by the Comox Valley Regional District building guidelines and Bylaws. **MSC.**

## 6. New Business:

- 6.1 In response to owner complaints of visitors/guests/owners in our Village violating the Provincial Health Officer's orders regarding large gatherings of people, Council confirmed with Courtenay RCMP that they will respond to reports of violations of the Provincial Health Officer's orders in this regard within the Alpine Village and will issue fines. Anyone seeing such violations are to call the RCMP on the non-emergency number: 250-338-1321.
- 6.2 A notice has been prepared for the Village Rep to distribute to Ptarmigan Ridge and Foster Road residents reminding them to use their own garbage/recycling disposal systems, not AVS 799 dumpsters. Janine will also have a sign made to mount by the garbage/recycle bin stating the area is under surveillance.
- 6.3 Discussion on whether or not the 2 vacant Council seats need to be filled. It was determined Council is functioning fine as is, any further discussion will be left to our next RCM.
- 6.4 A laundry machine was disposed of on common property outside 1044 Washington Way, in the way of the snow cat and anyone walking by. The renter who disposed of the item in this manner was not at all helpful in responding to requests from the Village Rep to have the item moved (VR supplied Council with copies of the text messages exchanged). Another AVS 799 owner moved the item under the deck of the rental unit so it is out of the way for now. As it is the responsibility of owners to replace and dispose of old appliances, furniture, building supplies, etc. and keep the area around their properties tidy Council will send a letter to the owner stating the area under the balcony and surrounding this unit must be cleaned up once access to the area is possible.
- 6.5 Parking lot easement contract – this is under review.
- 6.6 **The rule of no valid parking pass being displayed during the winter months is in place and will be enforced.** Vehicles will be towed from all 4 of the village lots if they are not displaying a valid parking permit, permanent or temporary. Temporary passes must be 2020-2021, all info must be completed, must be signed by the chalet/unit owner. Cornerstone will send a notice out to all owners giving a heads up that enforcement will be commencing.

## 7. Committee Reports:

- 7.1 Road Work Committee: this committee will reconvene in the Spring.
- 7.2 Parking Advisory Committee: this item moved to the end of this meeting (item 14) for inclusion and discussion with members of the Parking Advisory Committee.

## 8. Village Representative's Report:

- I have been picking up more garbage lately, mostly wrappers that just fall out of pockets and cans.
- We have two New Sandwich board signs to let resort guests know the Alpine Village is private parking and not space for guests of MWAR, this is a sign not a solution, it's just a band aid.
- Renters and Guests of the Alpine Village are not all displaying parking passes, **Village owners must educate their guests that they need passes all year, not just Christmas.**
- I appreciate all of the calls from members letting me know when they see cars without parking passes, cars with lights on or parked in the access lanes! I also appreciate calls from those who have parking passes and I have put notices on by mistake. When I get these calls, we have had great conversations about ideas and solutions when I have brought up some ideas from the parking committee.
- It is extremely helpful to myself and the snow clearing contractor when cars are cleared of snow.
- Please remember that if you have any issues with our outdoor lighting to let me know so that I can schedule it with MOTI (Ministry of Transport & Infrastructure) for the late spring after our "Thaw" e.g.: Flickering lights, lights aimed into home, lights too bright.
- Also be on the lookout for trees or branches that are failing due to snow load and let me know about them so that we can have a list of items for the arborists to assess.
- We have not had any garbage overflow this season and it seems to be working extremely well. Our garbage and recycling facilities are being used by people outside of AVS 799 who claim to not know any better. Council is writing letters to remind these building. Community members please remind people you see using our facilities if you think they may not be from 799.
- I have requested the push bucket for "John", the loader in Upper Henry, to be moved away from the garbage and recycling access on the weekends. The Operator was able to do this so full access was available. This was due to an anonymous complaint or concern raised by a few members. It seems valid due to the risk of slipping and falling on the bucket as well as it blocking access to the last compartments.

End of VR report.

Tred Alpine asked the VR to include the following concerns in this meeting:

### Village grooming

People need to be reminded that they need to pick up their belongings around condos and chalets. This last weekend a building had a fire pit and lawn chairs out all weekend resulting in the entire circle not being groomed, which isn't fair for the other owners in that area. Another unit had toboggans on common property that the groomer had to move in the mornings. Another unit disposed of a washing machine onto the common roadway and continually leaves shovels and snowboards out.

- [VR suggests Tred Alpine could have called her about these concerns and she could have spoken to the owners. Owners and guests need to be educated about not leaving items on common property.](#)

**PERSONAL PROPERTY MUST NOT BE LEFT OUT ON THE AVS799 COMMON PROPERTY.**

### Containers in the main lot:

These belong to AVS 799 and need to be shoveled before they are damaged.

The door on the fuel shed needs to be replaced.

**9. Property manager's Report:**  
**Maintenance and Correspondence.**

- Note sent to resort utilities to ensure excavations are suitably protected.
- Reminder sent to members re outdoor gatherings. (p11)
- Resort advised day use cars may be towed from 799 parking lots.
- Request to remove outdated Real Estate signs (p12)
- Notice sent re illegal dumping. (p13)
- Planning documents sent to Owner of lot #2 (p14-15)

Notable expenses include:

- \$641.66 for snow preparation.
- \$500.00 for ladder fuels
- \$57624.57 for snow removal
- \$1,844.81 for hydro
- \$1,234.80 for security

The closing balances, as of January 31st, 2021, in the Operating Account is \$67,415.10 and the Contingency Reserve Fund is \$132,279.41.

**10. Treasurer's Report:** Treasurer on temporary leave, all contained in Property Manager's report.

**11. Building/Renovations:** nothing to report. Will follow up on past requests when the snow is gone.

**12. Correspondence** at this time there is nothing to be discussed.

**13. Parking Discussion/Presentation:** joining the meeting were members of the Parking Advisory Committee, Bren Raiska, Harold Turnham, Chad Rathlef, Jeff Grisold, Murray Wiseman and Troy Perras village winter road contractor.

Two presentations were made on possible options for patrolling and monitoring parking passes in our Village lots. Copies of these will be sent to each Council member for Council to further discuss and consider.

**Main concerns from this discussion were:**

- (1) Lack of enforcement of our current rule (valid parking pass must be displayed) in our parking lots. *This has been addressed in item 6.6 of this meeting.*
- (2) A map on the Mt. Washington Resort website shows our main parking lot as just P, which could lead day visitors to think this is a general parking lot and not Private. *Janine will contact Resort management to see if the designation can be changed to "PRIVATE PARKING."*

### VR notes for parking discussion:

- Checking licence plates with the App “PaybyPhone” is a successful business that operates worldwide. Have consultant come on a Friday/Saturday to see the volume and be able to come up with solutions.
- Consult with Mountain Holdings to have a parkade built. This will provide more than ample parking for both strata 799 and the area not yet developed.
- Building a parkade will reduce the work on the snow clearing contractor reducing the strata cost on snow clearing and opening funds for building the parkade in partnership with Mountain Holdings.

### Tred Alpine notes on Parking

- Lot checks need to be done Friday and Saturday night if we expect snow, this way they are dealt with before we need to clear in the morning.  
VR reply: this is a great suggestion; however, problem vehicles often arrive late in the afternoon or evening and I'm just one person.
- Long term parking should be the last 3 rows of lot 1 and clear around their cars so we don't hit them.  
VR reply: this is what I have recommended to resort staff who live in the village and where a handful are parking.
- In lot 3 vehicles are parking outside of signs in the main entrance, making it impossible to clear with the cat. On large snow days the loader helps out as it's a long push.  
VR reply: recently I recommended a berm to keep vehicles out of this location and it has worked much better on the outside push area. The inside lane in Upper Henry is a place where late arrivals line up and I contact them the following day when we know snow is coming.
- I think the warning tickets don't do anything. People know we don't tow!  
VR reply: I do get phone calls back from some warning tickets.  
Warning tickets are not seen until they return to their cars after the weekend  
This is where a system like PayByPhone will work as I will be able to notify people automatically thru the APP and it can tell me if they are repeat offenders.  
I call all vehicles with passes and ask them to move, no one has ever objected.  
I do not want to be the “enforcer” The circumstance of a car being gone and a 30 min drive away is brutal. I am here to help and to keep everyone educated I am an Ambassador not an enforcer.

All of this information will be considered by Council and weighed in on at our next RCM.

**OF NOTE:** it is requested that vehicles be backed into parking spaces and parking passes be hung from the rear-view mirror or placed on the dashboard of the vehicle. The pass must be placed in a prominent spot in the vehicle so it can be easily seen AND read.

Visitors were thanked for their attendance and invited to leave at this time in order for the RCM to continue.

14. Recent parking issues in Village lots – covered in PAC discussions, item 13.

15. Discussion ensued on the request for a rule to be drafted to cover the removal of heavy snow dumps from vehicles in the Village parking lots. Vehicles covered in snow create obstacles and dangerous situations for the snow removal equipment as the snow removal equipment

operators cannot tell where the snow stops and a vehicle starts and often cannot safely get past these large snow obstacles.

**Motion** to create a rule: When 6 inches or more of snow accumulates on and around a vehicle parked in any of the AVS 799 parking lots, the outward facing end of the vehicle (i.e.: the end of the vehicle exposed to the travel lane of the parking lot) and both sides of the vehicle must be cleared. Any vehicles not cleared the owner/operator is responsible for any damage incurred, not AVS799 or their contractors or employees. If a vehicle is not cleared it will be towed from the parking lot. **MSC.**

This rule will come into effect after these minutes have been distributed to AVS799 ownership, acting as notice given for the new rule being made.

\*Email vote taken 2021 02 01 to amend the rule to read as above.

**It is requested that after a large snow dump, vehicles be moved to cleared parking spots when available so that all of the parking lot(s) can be properly cleared of snow.**

At this time the Village Rep was requested to leave the meeting.

16. Village Rep responsibilities and roles – discussion on current roles and expectations.

**17. Next meeting:** 2021 April 8<sup>th</sup> at 3 pm

**18. Adjournment:** 6:22 pm