



# CORNERSTONE PROPERTIES LTD.

UNAPPROVED

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## MINUTES OF ANNUAL GENERAL MEETING

### STRATA PLAN #VIS799

(Commonly known as “Alpine Village”)

Saturday, November 7, 2020

Online via Zoom

9:00 a.m. Registration 10:00 a.m. meeting called to order

#### Order of Business:

1. Council President introduced current council, the Village Rep, the Property Manager and the Village Road Contractor. She provided an explanation of the general voting procedures on ZOOM, using Participants Yes or No, and asked owners to only vote if they hold the voting “card” for their unit. Tallying of votes will take some time, please be patient.
2. We have met quorum. We have total 52 participants: 13 proxies and 39 in person.
3. A presentation by Dean Prentice of Mt. Washington Resort was on the agenda but Dean was not present on ZOOM. Dean has been asked to provide a Mountain Resort update for owners which will be forwarded when received.
4. Lana Blair, as president of council will chair the meeting.
5. File Proof of Notice of Meeting: notice of meeting was filed Oct. 20, 2020.
6. Tia from Cornerstone explained ZOOM meeting protocols.
  - a. to speak click on Participants and click on the raise hand icon. Or use wave in Reactions.
  - b. To vote on resolutions go to Participants and use Yes or No
  - c. You can send a private message to Tia, but she is paying more attention to raised hands so a response may be delayed.
  - d. A test vote was held for everyone to try out the voting option.
7. Approval of the Agenda for this meeting. **Moved by Lot 34, seconded by Lot 12. 37 for, carried.**
8. Adoption of Minutes of Annual General Meeting held October 12th, 2019. Chair asked if there were any changes to be made to the minutes. A request to have the minutes posted on screen was made. This was done but it took over the entire ZOOM screen. As the minutes from last years meeting were part of the 2020 AGM package sent out it was suggested each owner open the minutes on their own. **Motion to approve minutes as written made by Lot 94, seconded by lot 49. 32 for, carried.**

9. Old Business:

- a. Council decided to add extra recycle-only bins into the Main and Upper Henry parking lots for the winter. There is still some bin placement reconfiguration required in Upper Henry parking lot, this work has been approved by the current council, it has begun and will be completed in the next few days.
- b. This council was also considering the addition of a single extra lockable door in the recycle bin placed in Upper Henry Parking lot. This would allow for easier access for Tred Alpine Services while depositing their larger amounts of recycling picked up on their garbage day. This is an ongoing discussion and since no decision has formally been made it is felt the new council should be the ones to consider this change.
- c. Heidi reporting on fire protection by Oyster River Fire Hall. Practises are held on the mountain 2 or 3 Wednesdays every month. A request for more volunteer fire fighters was met with a great response, there are now three new full-time residents and two new part time residents from our village who have joined. Last winter there was a chalet fire on Jutland, it was a tough fire to put out but it was controlled, luckily there was little wind and it was contained to the one building. Heidi is feeling optimistic there will soon be a “real” firehall at the mountain.

10. President’s Report.

*I have introduced our present council but there were three other council members who left council during the course of this year. They are Dan Fell, Kelly Gilday and Kyla Mellson. I would like to thank all council members, present and past, for their commitment and service to our village.*

*To start the year, we had a super fun and well attended family fun night on Dec 27<sup>th</sup>. There was a fire pit, hot chocolate (there might have been some alcoholic shooters – but I had no part in that....), and sweet treats for all. We had some hilarious races for young and old alike. I think everyone had a ball and the event was really well received. One of my best memories from last season.*

*We also held a snow sculpture contest over the Christmas holidays. It was awesome to walk through the village and see all the fabulous creations. There were three categories and the winner of each category received a \$50 Mount Washington gift card.*

*We updated our owners list. Thank you to Councilor Wendy Woodley and to Janine Rathlef who worked with myself to create a more accurate and comprehensive owners list. This will always be a work in progress as properties continue to change hands. There seems to be lots of this happening lately!*

*Council continued to receive concerns about winter parking. To try to address this council asked for owner volunteers to form a Parking Advisory Committee. This group, led by councilor Bren Raiska, was tasked with providing a list of ideas to council for their consideration. The Committee met several times and organized a survey which was sent to owners. Council considered all of the ideas that were presented to them. We were looking closely at making a change in our permanent parking pass system but it became apparent the cost was prohibitive and the equipment not appropriate. There were other ideas worth considering, I trust that the incoming council will continue with this work. Thank you to councilor Bren Raiska and to the Parking Advisory Committee volunteers: Kelly Gilday, Jeff Grisold, Harold Turnham, Murray Wiseman and Chad Rathlef for your time and energy. Much appreciated!*

*This Spring, Tred Alpine Services did some brushing work around buildings and also cleared some summer and winter roadways. The council Road and Parking Committee created a prioritized plan for parking and road improvements within the village. Thanks to councilors Mike Garlinski and Heidi Fuerste and to Troy Perras for working with me on this committee. This is a multi-year plan, and I trust the incoming council will continue to move forward with these improvements. Working from this plan Tred Alpine Services and another contractor worked to create quite a few extra summer parking spaces within the village. They also did some re-contouring of village roads and installed some culverts to improve drainage. We added some speed bumps to slow traffic in areas where speed and safety were concerns.*

*We've added new recycle-only bins to address the recycle overflow issue that was fairly common with the single divided bin we had been using. Moving forward, the bin with the smaller doors is for loose recycle items only and the other bin is for household garbage only. In the winter we will have separate garbage and recycle bins located in the Main parking lot #1 (across from the old general store building) and also located in Upper Henry parking lot #3. In the off season two bins (one recycle, one garbage) will be located in Upper Henry lot only.*

*For the Thanksgiving weekend, we thought we'd try something new. We brought in an extra open topped bin and placed it in the center of the village for members to get rid of larger unwanted items. This seemed to be well-used. I know that it was pretty full when it left the mountain.*

*We have a new website! Thank you so much to Mike Garlinski who organized the creation of this. If you haven't seen it, it's awesome. Take a look at [alpinevillage.ca](http://alpinevillage.ca). Mike has continued to keep this up to date for us.*

*Thank you to councilors Heidi Fuerste and Wendy Woodley for their work on an owner's package. This too will always be a work in progress as things grow and change over time.*

*Our Village Representative continues to work hard as our boots on the ground. She's been instrumental in dealing with danger trees, lighting issues, garbage, and pretty much "all things Alpine Village".*

*To our secretaries, first Heidi and now Nancy, a huge thank you. It always amazes me how you manage to gather so much information and turn it into an accurate, concise document that we call our minutes. All the while still participating in the meeting!*

*If I've missed anyone or anything, I apologize. Thanks to all for your many efforts to make the village a wonderful place to live and recreate. I love our village! Thank you!*

11. The report on Insurance Coverage was included in the AGM package. Any questions? No.
12. 2020-2021 proposed budget was included in the AGM package. There are no significant changes to the budget and there will be no Strata Fee increases as a result of the budget. Any questions? None.  
**Motion to approve by Lot 49, seconded by Lot 13. Majority for, carried.**
13. There is a proposal put forward by Beaufort Heights VIS6247 to VIS799 Strata to allow Beaufort Heights VIS6247 to build a trail beginning at Cruikshank Ridge and ending at the VIS799 property line near the base of Jutland Winter Road Hill, located at the South East corner of Upper Henry Parking Lot. Beaufort Heights VIS6247 will pay all costs for the building, maintenance and insurance requirements

for this trail. VIS799 will require proof of liability insurance in the amount of \$5,000,000. Any single incident. VIS799 will be named as additional insured on the policy. This agreement may be cancelled at any time with 60 days' notice.

A resolution was put forward: BE IT RESOLVED AS A MAJORITY VOTE RESOLUTION of and by the owners of Strata Plan 799 to approve the proposal put forward by Beaufort Heights VIS6247 to build a trail beginning at Cruikshank Ridge and ending at the South East end of Upper Henry Parking Lot.

**Motion to adopt the resolution made by Lot 30, seconded by Lot 130.**

DISCUSSION:

Lot 107: this is the owner who put the proposal forward and is wondering if any clarity is needed? Chair suggested Lot 107 answer as required.

Lot 108 supports this proposal as a way to foster good community relations on the entire mountain.

Lot 54: asked for clarity on the boundaries and what we are being asked to approve.

Lot 107: shared his screen with photos of various maps of the proposed trail. Upper Henry parking lot is owned by Island Mt. Holdings with an easement agreement for VIS799 for parking. This trail is used already in its rough form for access between the 2 strata villages.

Lot 12: as a senior she thinks this is a great idea for access to Strathcona park.

Lot 30: very supportive of connecting the 2 communities.

Lot 75: will there be a loss of parking spots in Upper Henry and where would the snow dump be relocated if needed?

CHAIR: no parking spots will be lost as this area is a snow drop and the snow drop will be pushed farther out.

Lot 17: Great idea, will bring the Mountain together, not just our Strata. Better access to mountain amenities and Strathcona Park.

Road Contractor: this will not affect the snow dump or parking spots.

END OF DISCUSSION.

Question from Lot 87 as per proxy votes. During the ZOOM meeting the vote is done for yourself only, Cornerstone already has copies of the proxy votes.

**VOTE: 10 abstain, 39 for, 13 oppose. Carried.**

14. BE IT RESOLVED AS A ¾ VOTE RESOLUTION of and by the owners of Strata Plan 799 to waive the requirement for a depreciation report for the year 2020 - 2021 as a Bare Land Strata with no depreciating assets. The property manager commented we have voted on this for a number of years. The Strata Property Act requires a depreciation report unless the strata votes against such a report. This applies to stratas with buildings, we are a Bare Land Strata so do not require this.

**Motion made by Lot 89, seconded by Lot 54. No discussion. VOTE: 3 abstain, 47 for, 2 oppose. Carried.**

15. 3/4 VOTE, RESOLUTION #2 ALPINE VILLAGE, STRATA PLAN VIS799 ANNUAL GENERAL MEETING November 7, 2020. This is a motion to amend an existing bylaw. This bylaw as it is currently written ties our village road closure date to the Mount Washington Resort opening date. The amendment allows that decision to be made independently from the Mount Washington operations calendar. This amendment was not written by a lawyer but council did have lawyer Alyson Baker look at it. She stated that (quote) *"I am not aware of any basis on which the amendment would not be enforceable generally. The strata corporation might have to grant exemptions to accommodate a disability under the BC Human Rights Code."*

Currently Bylaw 30 (4) reads as follows:

30 (4) No person shall operate a vehicle, being a motor vehicle, snow mobile or snow cat, within Strata Plan 799, during the period of operation of the Mt. Washington Ski Resort Ltd. ski facilities, without having obtained from the Strata Council prior written authority to do so.

BE IT RESOLVED AS A  $\frac{3}{4}$  VOTE RESOLUTION of and by the owners of Strata Plan 799 to amend bylaw 30 (4) as follows:

30 (4) No person shall operate any motor vehicle, snow mobile or snow cat after the road closure signs have been posted at Alpine Village Strata 799 entrances without having obtained prior written authority from the Strata Council.

**Moved by Lot 53, seconded by Lot 130.**

#### DISCUSSION:

Lot 89: it should be specified "unauthorized motor vehicle"

Lot 153: (this is the road contractor for the Village) The current bylaw states we don't close until the Mt. opens but if the Mt. opens early, we would have to close the roads even if access is still available. This decision should be made by the road contractor, the village rep and 2 council reps. If people drive on the snow roads once the contractor starts to build them it not only makes it dangerous but hard to create the winter roads.

Lot 12: question on people with disabilities and how their access is addressed.

Lot 108: as per question from Lot 12 the transportation contractor can take people directly to their units. This owner speaks for the amendment. There is no need to tie our road closure to the Mountain Resort. There are times they may be open and our roads do not need to be closed; there may be times when they are closed and our roads need to be closed. We can decide to close the roads and then reopen them.

Lot 174: agrees the VR, Contractor and 2 council members should decide when to close the roads, plus possibly a council member who lives on the hill but feels these instructions need to be added to the wording of the bylaw. Council did get an email from the Cornerstone lawyer but Cornerstone had council waive the professional recommendation of Cornerstone to obtain a legal review and/or legal preparation of the proposed resolution. I do not support the amendment in its current wording.

Lot 34: support the amendment. Feel the contractor and council have discussed this a lot.

Lot 89: support the motion.

Lot 13: support of the motion. The finer details of who is to make the decision is not necessary within the bylaw itself.

Lot 17: supports this, an excellent idea. Helps maintain the roads and trails in good condition.

Lot 32: has a concern of the VR and contractor needing to be mentioned in the amendment, but the first concern is the safety of those walking in the village over vehicles.

Lot 131: in support of the amendment. This has been on the docket for at least 2 years. Can John, PM, clarify the legal advice council received on this.

PM: the waiver document council signed has 2 parts. One states "to seek the opinion of a lawyer." The other states "to have a lawyer draft". Council did not have a lawyer draft the resolution but did seek a legal opinion for the changes made and enforceability. The new bylaw was deemed enforceable.

Lot 106: supports the changes. Questions on the wording, feels it should state "unauthorized".

CHAIR: reread wording stating "must have written authority" to run a motorized vehicle.

Lot 75: who and how would notice be given of the road closure?

Lot 127: in favour, wondering about a future discussion of electric vehicles.

Lot 182: important to note that all Village users want to drive in as often as possible but this should not be at the safety of pedestrians, vehicles, roads. We all purchased in a "walk in winter village". We need to trust our VR and contractor to do their jobs.

END OF DISCUSSION

**VOTE: 5 abstain, 40 for, 7 oppose. Carried.**

16. New Business, this is an opportunity for owners to suggest topics for the new Council to consider.

Lot 159: was at his unit during the week of April 20<sup>th</sup> and was surprised to see at the end of that week that the roads were being cleared by machine. He was back on the mountain May 11<sup>th</sup> and the majority of the snow in the village had melted. He understood in the past some owners had clearing done at their own expense. He noted after the snow melted there was significant gravel from the roads scraped away and deposited in non-parking areas. We spend a lot of money on road maintenance and expanding parking in the village, it seems counter productive to damage it with snow removal for such a short period of time. Perhaps this was done due to COVID to allow more owners to have easy access to their unit, however he does not think we should have this snow clearing become a new normal and would like to suggest that we not spend money on snow clearing when it has minimal benefit (2 weeks) at significant cost. Those funds could be put towards other road/parking improvements. It cannot be seen in the Income Statement if there was additional cost incurred or if this was part of the regular snow contract we have. If it was additional cost, can it be clarified for the ownership what was spent to have clear roads for 2 weeks at the end of April?

Lot 130: is very appreciative of roads being cleared early. Some areas have shady spots that take much longer to clear without the contractor helping out. Can we use the mailing list to notify of road closures?

Lot 107: Insurance costs have been increasing over the last few years for Mt. properties. Can the various Stratas on the Mt. connect to see if there are ways to reduce insurance costs? Insurance could be a detriment to people buying on the Mt. Only a staffed firehall will reduce insurance costs, could a proposal be made to have everyone chip in to pay for a manned firehall.

Lot 75: would like a review of a previous decision to open up the road leading to lot 75 (Meadow Lane). There used to be large rocks closing this road and they have been removed.

Lot 40: could we look at having a Strata group contract with Telus

Lot 108: road closure dates could be posted on the website plus send a notice out to the membership.

Lot 87: could Heidi answer questions on the firehall being manned or unmanned.

Lot 131(Heidi): does not feel she is the best person to answer fire/insurance questions. If you have specific questions check in with Chief Bruce Green at ORFR.

Lot 153: suggested using the website to post road closures. This may also work for posting info on vehicles about to be towed. Speaking to the question of the rocks removed from road leading to lot 75. There are 3 locations in the Village where rocks had to be moved to allow safer access for fire trucks and the groomer.

Lot 32: re the Telus arrangement and contract, Janine gets a lot of requests and puts them forward. Re: insurance this could possibly go to the CVRD steering committee headed by James Bast. VR could send out a 12-hour warning to all owners of upcoming road closure.

Lot 89: the road closure can easily be posted on the website.

Lot 131: could future council consider some sort of electric vehicle charging station install.

LOT 107: is a fan of the dog park area getting a gazebo, benches, chairs, heater, BBQ to make this a central meeting area, like a town square, adding to the community dynamics and socialization year round.

Lot 163: have Island Holdings ever been asked if we could purchase the parking lots rather than lease them?

CHAIR: we don't pay anything for the leased parking lots.

Lot 87: we have an easement over the parking lots, not a lease. No money is exchanged.

Lot 159: referring to road closures and illegally parked vehicles, could the village open a twitter account and link these notices to that.

Lot 26: wanting clarity on a situation this summer. They were doing renos and someone left a couch on their garbage pile. This was dealt with in a neighbourly way, she had her contractor remove the couch with her debris and paid for it. This owner didn't feel as though her email letter had been replied to and wondered how does something like this normally get dealt with?

CHAIR: the VR would deal with the removal and be compensated. Council thought this matter had been dealt with and apologize if owner is not happy with the outcome.

17. Election of Strata Council. Elections must take place at every AGM, you must vote for, against or abstain for each member. We must have a minimum of 3, maximum of 7 councillors. We have 7 nominees. 3 calls for further nominations: none.
  - a. This year the voting will be very different to ensure confidential voting. An electronic format does not allow for a secret ballot. A final count will not be available at the end of this meeting but will be forwarded to all via email on Monday.
  - b. If you vote in the ZOOM meeting your vote will not be secret, everyone will see your vote. If you chose to vote in this way you may do so.
  - c. If you want a confidential vote do not vote on ZOOM there is a ballot form posted on the website ([alpinevillage.ca](http://alpinevillage.ca)). Print the ballot form off, vote as you wish, fill out the bottom info, take a photo or scan the document and turn into a PDF document. Email the PDF document to Cornerstone, [info@cornerstoneproperties.bc.ca](mailto:info@cornerstoneproperties.bc.ca). The deadline for sending the vote in is Sunday, Nov. 8. All of these instructions are on the ballot. There is info on the internet on how to turn your document into a PDF format.

#### DISCUSSION:

Lot 70: if only 7 nominees and 7 positions why are we having an election, the council can be acclaimed.

CHAIR: every nominee must be voted in by a majority of votes cast for them. Acclamation is not recognized by the SPA therefore we must have an election.

Lot 30: agree with Lot 70 comments. Why can't we acclaim.

PM: in the past we have gone with acclamation. We should follow the Chair's direction with a proper vote, getting people on council voted in by a majority.

Lot 89: just have a vote.

CHAIR: in the for, against, abstain vote we have the opportunity to say no to a person we don't feel is a good candidate for council.

LOT 17: Let Lana continue on with the original plan/explanation.

Lot 70: if you don't want someone to run for council run yourself.

Lot 87: we pay Cornerstone and CHOA for advice and we should go with the advice they give us.

Lot 174: we are doing the vote both ways? (via ZOOM and ballot)

CHAIR: you will only vote one way, but both are available.

LOT 87: are nominees doing an introduction.

CHAIR: this was done during the info session; it is not on this agenda and not fair for short notice to new nominees on speaking.

#### DISCUSSION OVER.

Any ZOOM voting will be done now, Chair called out each nominee's name and allowed 30 seconds for voting:

Tom Haglund, #85

Lynda Laushway, #89

Nancy Fletcher, #13

Dave Procter, #30

Bren Raiska, #174

Wendy Woodley, #87

Brenda Gilday, #106

**Motion to destroy all voting ballots once they have been counted made by Lot 49, seconded by Lot 30.  
Passed by majority.**

18. This meeting needs to be adjourned rather than terminated as the tallying of emailed votes needs to be completed before the meeting can be terminated.

**Motion made to adjourn meeting until Nov 9 end of business day for tabulating votes made by Lot 32, seconded by Lot 49. Passed by majority.**

Meeting adjourned at 12:04 pm.

Addendum 2020 11 09, 3:52 pm, results of voting for Council:

There were 52 potential votes from those attending the AGM in person or by proxy.

Majority was established at more than 26 votes in favour. The five candidates elected to the new council in alphabetical order are:

Nancy Fletcher #13

Tom Haglund #85

Lynda Laushway #89

Dave Procter #30

Wendy Woodley #87