

# APPROVED

## STRATA 799

Regular Council Meeting Minutes  
Thursday, June 10, 2021 3:00 pm  
Via Electronic

1. **Call to order:** 3:09 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:** none
3. **Hearing:** a second scheduling of a hearing as per request from owners of Lots 106, 174, 176 and one owner from Lot 100 was granted, however the complainants declined.

Council would like the following to be entered into the minutes for transparency:

As per AVS 799 Bylaw 15(2) If a hearing is requested under subsection (1), the council must hold a meeting to hear the applicant within one month [amendment SPAA s.51(f)] of the request.

- The first request Council received for a hearing from this group was dated April 29th and Council granted the hearing to be held prior to the start of the RCM on May 6th. The group turned down this invitation. The complainants countered with a date of May 27<sup>th</sup> at 1 pm for a hearing, which none of the Council members were available for. The complainants were advised that since a date had been given and declined Council would not set a second date unless a second hearing request was placed. This did not happen. Council countered with the offer of the hearing to be prior to the start of this RCM (2021 June 10), only to be advised by the spokesperson for the complainants that they decline and have taken steps instead to take AVS 799 to mediation with the Civil Resolution Tribunal of BC. This action is the first step in a Civil Suit and Council believes the Strata would best be served by consultation with a lawyer at this juncture.

As stated in the initial request for a hearing, the two concerns this group has are:

**(1.) Owners not up to date on their Strata Fees as of the AGM held 2020 Nov 07 not being allowed to vote at the AGM.**

AVS 799 Bylaw 1.4 On or before the first day of each fiscal year (i.e. by November 1 of each year), an owner must deliver to the property manager of the strata corporation twelve post-dated cheques or a signed automatic debit authorization. An owner's cheques or signed debit authorization must be for an amount equal to the strata fees payable by that owner to the strata corporation for each month in the ensuing twelve-month period. Each post-dated cheque must be dated for the first day of the following twelve months, starting with the first day of the new fiscal year. (Repealed and Replaced October 12, 2013 CA3499412)

AVS 799 Bylaw 1.6 An owner who owes the strata corporation any money may not vote at an annual general meeting or special general meeting except on matters requiring a unanimous vote.

**(2.) Appropriate notice of the emergency Council meeting called on 2021 April 01 not being sent to all owners.** Council has apologized, and does so again, for this error. The meeting via phone was called in less than a 24-hour period to deal with items of an urgent nature.

#### **4. Approval of Minutes of RCM 2021 05 06: MSC.**

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

5.1 Unit at 1006 Washington Way with numerous items and unsightly premises under the balcony. Now that the roads are cleared cleanup will be expected. Village Rep will keep in touch with Council if this does not happen in a timely manner for further follow up by Council.

5.2 Parking lot alternatives – Council is still gathering further info on the two options presented at the February RCM.

a. Pay by Phone.

b. AVS 799 app/website specifically created for tracking parking in our lots.

- The proponents of these 2 proposals will be asked to put together a presentation to send to Council by the RCM on September 2. Council will review the proposals and one or both of these presentations will then be taken to the AGM for voting on.

5.3 Spring snow removal on village roads – the snow is now pretty much gone. Thank you for assistance by Tred Alpine.

5.4 Strata Sea cans in parking lot #1:

a) Village Rep reports the inspection of these showed slight damage. One inspector felt they were in overall good condition. Any repairs or reinforcing would likely cost more than purchasing a new unit. A second inspector recommended some reinforcement be done as the natural convex shape of the can roof has probably changed. **Motion made** to have VR get a quote on having the sea cans repaired/reinforced. **MSC**, unanimous.

b) Troy will be advised if TRED would like to use the sea can containers he is welcome to, with the caveat that he will be responsible for keeping them clear of snow. If these are not required by TRED Council will look at selling 2 of the containers as AVS 799 only has a need for 1.

5.5 Storage of propane tanks in the Village – the Village Rep has been in touch with Tech BC who will inspect the tanks in the Village once the roads are clear. VR has advised the roads are now clear and is awaiting a reply from the inspector. It will be a Tech BC inspector and someone from Oyster River Fire Department who do the Village inspection.

#### **6. New Business:**

6.1 There needs to be an address correction for all records: lots 107, 108 and 109 (formerly lot 99) are at 1006 Washington Way. Not 1044.

- 6.2 The question arose as to whether or not Spring road clearing would be allowed in the Village because of the Marmot sanctuary on Mount Washington. Lynda will look into this.
- 6.3 The roads have only been cleared by AVS 799 once, the spring of 2020. The clearing was not approved this year due to safety concerns (6–10-foot snow banks would have been created in front of buildings) and the concern of where to put the large amount of snow still on the roads. Due to the high cost of early snow removal from the roads (one estimate received was a starting budget of \$70,000) this issue will be put to a discussion and vote at the AGM. If this is to become an annual budget item Strata Fees may need to be increased to cover the costs.

## **7. Committee Reports:**

- 7.1 Road Work Committee: since the roads have just been cleared of snow Tom has not made it to the Mt. to check on summer road conditions and possible work. Suggestions were made regarding materials to use for pot holes and road repairs. Tom will investigate.

## **8. Village Representative's Report:**

- Sea can report was emailed to council. Both opinions that it is not failing but could be supported with bracing.
- Technical Safety BC has been in contact and a meeting will be on site now that the snow has melted. This will be with their representative and ORFR member.
- Reduced garbage removal.
- Village roads were scraped, gravel was pushed off the road onto the sides. It was nice to be able to drive in, but at what cost in respect to gravel replacement.
- Garbage pickup around the village continues daily.
- The Dog Park area does have an accumulation of feces and the first weed-whack of the summer is going to be a bit gross.
- I have also sent a new dog waste bag dispenser option to the council to look at.
- Hydro will be in attendance within the next 8 days to replace a light on Alexandra
- Have started consultation with Mainroad in regards to Dougan's plugged or collapsed culvert. I believe this will be our responsibility to have repaired. Culverts repaired on lower Henry Road area last year cost the client \$12000, this was with a concrete apron so ours would be less. Jakes excavator is up on the mountain and we can enquire with him.

Council members feel the Dougan's lot culvert is the link between Strathcona Parkway and Dougan's lot therefore MOT is responsible for the repairs. VR will clarify when Mainroad inspects.

## **9. Property manager's Report:**

The Village Rep has requested to be forwarded copies of B & D container invoices so she can track invoicing with actual pickups/deliveries.

Discussion ensued on the placement of the bins for the summer. The decision was made to go back to having the bins located within the Village, along Washington Way, to discourage misuse by other Mt. Washington communities.

**Motion made** that the garbage and recycle bins be relocated for the summer along Washington Way.  
**MSC**, unanimous.

Key Account Update:

- Snow removal - \$171,341.50, budget \$150,000.
- Snow Clearing reserve - \$50,000.11 less \$21,341.50 = \$28,658.61 (funds to be transferred to operating)
- Garbage/Recycling - \$22,704.23, budget \$25,000 (will be over budget for this year)
- Operating deficit YTD – (\$96,877.40) equivalent to about 4 months fees
- Operating account - \$28,842.10
- Contingency - \$132,279.41
- Snow Prep reserve - \$5,792.51
- Ladder Fuel reserve - \$15,681.21

Council will need to look at increasing the snow removal budget due to increasing costs (COLA, fuel, etc.).

**10. Treasurer's Report:**

There are 6 units with strata fee arrears for a total of \$1906.22. Notices have been sent to owners of overdue account.

**11. Building/Renovations:** Tom is looking after all of the applications, requests and questions.

**12. Next meeting:** Thursday, September 2, 2021 at 3 pm

**13. Adjournment:** 4:52 pm