

APPROVED

STRATA 799

Regular Council Meeting

Thursday, September 2, 2021 3:00 pm

Via Electronic

1. **Call to order:** 3:03 pm
2. **Attendance:** Dave Procter #30, Tom Haglund #85, Lynda Laushway #89, Nancy Fletcher #13, Lana Blair #108, John Meikle – Cornerstone Property Manager, Janine Rathlef – Village Rep.
- 2.1 **Observers:** J. Reynolds.
3. **Approval of Minutes of RCM 2021 06 10. MSC.**
4. **Matters Arising from Previous Council Meeting Minutes:**
 - 4.1 Unit along Washington Way with numerous items and unsightly premises under the balcony – the area was voluntarily cleaned up.
 - 4.2 Parking lot alternatives: the Village Rep contacted the proponents of the two below noted proposals, asking for a presentation to send to Council, an end date of July 31, 2021 was given for receipt of the presentations. Proponents were advised Council will review the proposals and one or both of the presentations will then be taken to the AGM for presenting to all owners.
 - a) Pay by Phone – proposal received June 28th and will be forwarded to all of Council for review and discussion at the next RCM, prior to AGM presentation.
 - b) AVS 799 app/website specifically created for tracking parking in our lots – no proposal was received.
 - 4.3 Strata Sea cans in parking lot #1:
 - a) The sea can used by AVS 799 and the Village Rep is fine and does not need any repair.
 - b) TRED has decided to continue to use the other two AVS 799 sea cans, with the caveat that Troy will be responsible for keeping them clear of snow.
 - 4.4 It has been determined spring road clearing in the Village would not affect the marmot sanctuary on Mt. Washington.
 - 4.5 There is a need to increase the general snow removal budget due to increasing operation costs. The Property Manager suggests a \$20,000 budget increase. This will be discussed further at our next RCM, along with other budget matters.

4.6 Reply from Bruce Green, Oyster River Fire Rescue Fire Chief, that upon consultation with a representative from Technical Safety BC there are no concerns at this time with the installation of propane tanks in AVS 799.

4.7 The garbage and recycle bins for non-snow season were placed within the Village once the roads were clear. Upon further consultation and review Council had these relocated to the lower Dougan's lot, which seems to have been a good spot to move them to. Usage of the bins appears to be down, which hopefully means that "misuse" of the bins is down. *There is still an issue with people putting garbage in the recycling bin, which results in the entire recycle bin having to be dumped into the landfill.*

An owner of a cleaning service on the Mt. asked if there was a way for other areas on the Mountain (non AVS 799) to pay for the use of our bins. After much discussion, Council decided this would not be a feasible option as there would be no way to patrol who paid and who did not.

It was suggested a possible option to control the misuse of AVS 799 garbage and recycle bins would be to go back to door-to-door garbage pick up during the winter months (this was the procedure many years ago). TRED could be hired to pick up garbage and recycling from every address to be then be placed in the general bins. The bins would be locked with TRED only having the key. This service would be paid for through Strata fees, which would result in a fee increase. Tom will check with TRED to see if he would be willing to provide this service for the entire Village and get an estimated cost.

5. New Business:

5.1 There was a discussion on whether or not to place an open bin in the Village over the Thanksgiving weekend to accommodate extra garbage owners may have. This was done last year, as a one-time decision by Council of the time, as it was felt this would help eliminate some of the larger items (beds, chairs, small appliances) that often get left sitting beside the regular bin. **Motion** made to arrange for an open bin to be brought into the Village for one week around the time of the Thanksgiving long weekend. **MSC.** VR will make arrangements for this. **NO construction waste is to be put in this bin!**

5.2 In the case of an urgent bulletin to go out, if Cornerstone cannot get the information out in a timely manner the Village Rep will be asked to send the notice to all owners.

5.3 **2021 AGM** This year's meeting will again be held **via ZOOM**. With the possibility of owners doing their annual stock up trip on the Thanksgiving weekend and possibly not having internet coverage in the Village, the meeting will be held one week later, on **Saturday, October 16th**. Registration will be at 9, the meeting will start at 10 am. Owners are reminded that any one with strata fees, interest or fines outstanding at the time of the AGM will not be allowed to vote at the AGM.

Some items to be included on the AGM agenda:

- a) A vote on whether or not AVS 799 remains a walk in Village during snow season. This vote is in light of requests from some owners to be able to use licensed snow vehicles (ATV/snow mobile) within the Village. This is NOT a popular idea with this Council but due to the persistent requests from some owners Council decided to put the option to a vote by all owners.
- b) Licensed ATV use is allowed in AVS 799 when the village roads are open.
- c) There is no need to allow the use of ATVs or similar vehicles during the shoulder season (when the ski hill closes and before the Village roads open), unless a vote on item 5.3.a) results in a majority for this option. TRED is available for transportation of goods during the shoulder season.
- d) Tom will present an explanation as to why the roads cannot be cleared of snow in the Spring. The main issues around opening the roads early are:
 - i. Financial – a cost of over \$70,000.
 - ii. Safety issues – high snow banks to individual units (possibility of 10-foot snow banks to reach a doorway) and the safety of the equipment operators.
 - iii. Erosion of the underlying village roads – from the snow removal itself and from the roads being exposed during snow melt/runoff and resulting in additional costs for road maintenance and repairs.

After this explanation, Lana will propose a “straw vote” of owners attending the AGM to get a feeling for what owners would like to see moving forward each Spring. This vote will not be an official motion and vote for moving forward, only a gauge to indicate how the majority of owners feel on this expense being added to future budgets.

6. Committee Reports:

6.1 Road Work Committee Tom and Troy looked at areas of concern. The area near lot 61 that requires a culvert could not have the work completed because there was no one with equipment available to do the work. Troy did what he could to temporarily fix the biggest problems in the village.

7. Village Representative's Report:

- The light on Alexandra has been replaced. No shroud installed due to high wind risk.
- No more vandalism has occurred but a bike was stolen from below a unit.
- The new dog waste bag dispenser has been put into temporary use. The creation of a more secure articulating post is in the works for the arrival of snow.
- Some road work was completed by Tred Alpine and speed bumps were put into place. The speed bumps will be removed before snowfall.
- The proposal from Pay by Phone is being discussed by council.
- Parking has a strong potential for getting difficult this year. MWAR sold lot 4 (the old winter RV camping area) where their overflow parking has been in the past. We have always managed some of their overflow in our #1VML to support the resort on busy days, allowing a few of the

last rows to be filled. Unfortunately this is not something we have parking lot attendants available for as it is a spontaneous one that happens on bluebird days. It is a frustrating situation to any member that sees it happening. Opening our lots to day use non-owners or renters is no longer acceptable by council.

- **I would like to remind members to PLEASE read the bulletins sent out by Cornerstone. They have important information in them that council members and myself have compiled.**
- The ditch at the Dougan's parking lot was excavated and the culvert is being sucked out today. Tomorrow the VML#1 culvert will be sucked out as well.
- The garbage bin location hidden at the end of the Dougan's parking lot has been successful for not being smelly in the village and not getting too full. The only problem has been that a lot of renters were not informed by owners that the garbage was in this location. We have found garbage deposited in the green refundable bins and left outside in areas close to where the winter bins are located. I would appreciate owners being more informative to their renters as the Wildlife gets into these bags immediately. This makes for a Time consuming and vulgar task to those that clean it up. Many thanks to members that have assisted with clean up!
- I drove around with a hydro representative to look at trees that are at risk of causing hydro trouble. Those decisions should be made by them in the next few weeks.
- If anyone has seen any trees they are concerned about please let me know.

8. Property manager's Report:

Financials: financial statements for August are still being prepared. 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 of fees
- Operating account = \$28,842.10
- Contingency = \$132,279.41
- Snow Prep reserve = \$5,793.51
- Ladder Fuel reserve = \$15,681.21

9. Treasurer's Report: as of the financials received August 10 reporting to the end of July (the most recent financials received) there are eight units with outstanding strata fees, interest and/or fines for a total of \$1742.35. Notices are sent to owners in arrears mid-month.

10. Correspondence

10.1 An owner on Alexandra Way sent numerous complaints/requests directly to the Village Rep about a bright street light outside of their chalet. The VR checked with BC Hydro/MOTI to find the light used is the LED type currently being used in street lights by BC Hydro and is similar to the lights in almost every other street light in AVS 799. A shroud or deflector on the light is not an option due to the extreme weather we get in the Village. A Council member took

a walk along this roadway after dark and agrees with the VR opinion that removal of this light would be a major safety issue, Alexandra Way would become completely dark. A letter from Council will be sent stating there is nothing further Council can do on this matter, the street lights within AVS 799 belong to BC Hydro.

10.2 Owner requested AVS 799 repair erosion damage to the entry area of their chalet. Two Council members did a walk around this property and determined the area of concern is within the property circle and therefore the responsibility of the owner. An email stating such was sent to the owner.

10.3 Request from an owner doing major renovation/building work to allow workers to place and temporarily live in an RV in one of AVS 799 parking lots. This was denied. Council did not want to set this precedence.

All visitors will be asked to leave at this time.

11. Next meeting: Monday, Sep 13 at 3 pm

The Village Rep will be asked to leave at this time.

12. A discussion ensued on doing 360 Performance Evaluations of Village Contractors - the Village Rep, TRED and B&D (garbage and recycling).

Motion made for the 360 Performance Evaluation form to be created, sent to all Council members and Contractors for completion, the information will be compiled and handed over to the 2021/2022 Council. **MSC.**

The evaluation forms are to be completed and returned to John at Cornerstone by September 30th.

13. Adjournment: 5:10 pm