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MINUTES OF ANNUAL GENERAL MEETING STRATA PLAN #VIS799 (Commonly known as “Alpine Village”) Saturday, October 23rd, 2021

Online via Zoom
10:00 a.m. Registration

11:20 a.m. Presentations done by James Bast and Chief Bruce Green (see attached document)

11:49 a.m. Meeting called to order.

Order of Business:

- a) All attendees were logged in and proxies certified. Quorum was met: 67 in person, 52 with voting privileges, 7 proxies.
- b) Council President, Dave Procter, will chair the meeting.
- c) File Proof of Notice of Meeting: notice of meeting was filed Oct 4.
- d) Tia, from Cornerstone, gave an overview of how to vote using ZOOM.
- e) Approval of the Agenda. **Moved by lot 108, seconded by lot 85. No discussion. Carried.**
- f) Adoption of Minutes of Annual General Meeting held November 7, 2021. **Motion to approve the minutes made by lot 81, seconded by lot 130. No discussion. Carried.**
- g) There is no unfinished business.

h) President's Report:

It has been a very active year for Strata 799. It has been an active year for the present Council. Our Alpine Village at Mount Washington is changing and evolving to where we now have several residents who live in the village year-round and this number is growing each year. We try to address the concerns of all and do our best to deal with all matters at hand in a fair and honest way to ensure our membership is looked after.

When Strata799 was created by the original developers of Mount Washington Ski Resort several things were never considered, and that is no fault of theirs or anyone else. The village was set up originally as an Alpine resort where one would have to walk into your chalet or condo during the winter months. The roads and infrastructure were never designed to allow for year-round access with a vehicle. It has been a challenging year with the requests to have vehicles have access to our village during the ski and shoulder season. This is something that will come up on a straw vote a little bit later in this meeting today to give direction to the new council on what the membership would like to see, as our wonderful Alpine village evolves.

Council has been working during the year looking at options to deal with parking, this is not a new topic and one that has challenged councils in the past and will challenge those in the future as well. We explored Pay By Phone parking and we'll pass on what we have been presented with by Pay By Phone to the incoming council. I want to thank our Village Rep Janine for her dedication and determination to help us with looking at options for the parking issues. The main issue is that our parking is being used by people who are not owners in the village, nor are they tenants of one of our members in the village. It is a demanding and stressful job to determine if a vehicle has valid parking rights in our parking lots, it is hindered by extreme weather conditions and sometimes very obnoxious people. We have to deal with validating their right to park in a fair and accurate way. To help Council and the Village Rep, please ensure your guests have a valid parking pass. These are supplied each year via email from Cornerstone. It is your responsibility as an owner, if renting, to pass on a valid parking pass to your guests or tenants. In the past year we found some parking passes to be two to three years old, this puts the Strata in the position that if we tow someone who was given an outdated parking pass whose fault is that...the tenant or owner. During the Christmas season it worked very well having the parking lot attendants validate who was parking in our lots. Again, this is not new to any of us. Keep in mind most parking in other resorts is pay parking for their guests. You will find right here at Mount Washington, Deer and Bear Lodge charge for parking in the open areas.

We have had a busy construction year in the village this past summer with several people doing improvements and building. Thankyou Tom for being so diligent and proactive to keep things in line.

There has been work this year regarding a future fire hall and Fire Protection for the village. We have heard this morning a report on what is taking place this year from Chief Bruce Green and James Bast. They have some options that are open to us along with some funding if we proceed.

We have been fortunate to have great support from Nancy and Lynda this year. They have spent countless hours doing their best to keep Strata 799 in line and dealing with the inquiries and paper flow that keeps everything going.

We unfortunately lost one of our directors, Wendy Woodley, part way through the year and I want to thank her for her time while she was involved . . . Wendy it was you who coerced me into putting my name forward. And a thank you to Wendy for her generous donation for the purchase of the rescue runner toboggan by ORFR.

Near the end of the fiscal year Council needed help and we were able to have Lana join us; her wealth of knowledge on Strata 799 is second to none and I want to thank her for helping us out.

As this was my first year to join Strata 799 Council, I heard rumours there had been a few owners make being on council an uncomfortable experience, I now know why. After having only one year on council it was a stressful year for myself and the other council members.

Each of our current Strata Council members have made the deliberate choice to not stand for re-election. We have all found it to be a pleasure working with each other over the past year, however on the whole it has been a very negative experience. It has been frustrating to try to address issues and ensure important tasks get done in the face of relentless criticism and hostility coming from a small and specific group of owners. Social media has been used by this group to make accusations against Council and spread false information, resulting in an aura of disrespect. This has wasted Council's time and energy and has proven to be very disheartening for each of us.

In an email sent to Cornerstone Properties for Council's attention on April 29, 2021 signed by family members, a request for a hearing was made. Council granted the hearing at the May 6th Regular Council meeting, but this group's request was withdrawn. Council made an offer to hear the group's concerns at the June 10th Regular Council meeting. The group declined this offer, advising they had filed a complaint at the BC Civil Resolution Tribunal (CRT) against Council, which ultimately is an action against VIS799 as Council are the elected representatives of the Strata.

Council was informed of the filing of the CRT complaint through our Property Manager. Repeated efforts to hear the complaints from this group and time spent to effectively prepare for the Tribunal resulted in wasted efforts of Council. The CRT did not reach out to Council for their written submissions. Deadlines have passed, Council has not been advised that the complaint has been withdrawn, and recently, a check with the CRT shows no complaint against VIS799 exists. In our collective opinion, the actions of this small group of owners have been nothing but vexatious.

Sitting on Council is voluntary and owners do this work for the betterment of our community as a whole, not with individual agendas in mind. Our village enjoyment, safety and good financial management are important.

In order to retain qualified people on your Council, respectful communication and involvement must be encouraged. Polite suggestions as to ways to improve the Village for the majority of owners and considerate dialogue between all involved are crucial.

As I stated, all members of this Council decline any nomination to stand for the 2021/2022 Council positions.

We wish the incoming Council a much more enjoyable and productive term than we have experienced.

- i) Report on Insurance Coverage was attached to the AGM package. Any questions? No.
- j) 2021-2022 Budget was included in the AGM package. Last year was the first-time snow clearing exceeded the budget and we had to dip into the reserves. Therefore, we are increasing the snow clearing budget by \$20,000 and replenishing the \$50,000 into the reserve that we used for overages.
There will be no increase in strata fees.

Question from the floor on when fee increases would be considered. John explained we have contingency funds to cover overages and these contingency funds are healthy, they have been growing over many years without being tapped into.

Motion to approve the 2021-2022 budget made by lot 111, seconded by lot 130. No further discussion. Carried.

k) New Business:

1) Straw Vote on ATV usage

There has been lots of talk about ATV use in the village in the “shoulder” seasons, or when the roads closed signs are up. Council has received comments from both sides – for the use of these vehicles and against the use of these vehicles.

Council made the decision to do a straw vote to give guidance and direction to the incoming Council on how members feel about this issue. An actual vote on allowing the use of these vehicles would require a new bylaw, which would take time to draft and have approved by a lawyer, this Council did not have the time to prepare this before the AGM.

The current Bylaw and Rule relating to the use of licensed vehicles in the Village were read (these can be found on the website, alpinevillage.ca).

Discussion:

- Who polices and patrols which vehicles have permission?
- If the door is open to ATVs, it could lead to requests for any vehicle equipped to drive in the Village (four-wheel drive cars/trucks for example).
- The ASK was not for ski season, it was for the shoulder season. It was for licensed and insured vehicles. These used to be allowed (*this comment was questioned and refuted – they have never been allowed or run in the Village*).
- It is difficult to walk into the Village in the shoulder season due to uneven snow, ruts, etc.
- It is not an advantage to those who do not live in the Village or who don't go up in the shoulder season but is an advantage for those who live up there year-round, so could we allow those who live in the Village to have this option.
- An asset for those with mobility issues.
- Ensure that all vehicles have \$1,000,000 liability.
- Very hard to patrol and police, to know who is allowed and that they are being operated safely.
- Rather than a case-by-case permission have a blanket allowance with rules and limitations.
- A suggestion was made for a committee to be formed to consider the total problem of access, including ATV use and road clearing.
- There are many unanswered questions on this matter: What is the environmental impact on the roads, does this help or hinder the snow melt, how would regulating the situation go?
- Tred Alpine spoke to ALWAYS giving anyone with a disability who called for a ride, a ride. Tred having a vehicle on hand for occasional use is not a good business plan.
- The VR stated she could issue permits similar to the parking passes. The use of ATVs in the Village in the shoulder season could aid in making the roads easier for those walking and are a gentler way of helping to remove the snow for summer roads.

Question posed: Would you like the incoming Council to look at the possibility of ATV use in the shoulder season? **Straw vote results: No 11, Yes 31.**

2) Straw Vote on Spring Road Clearing

Council looked at having the roads cleared in the Spring because of numerous requests. We got a quote of approx. \$70,000. Tred did not have the equipment to move the amount of snow still in the Village, other equipment would have needed to be brought in.

Discussion:

- An environmental impact study would have to be done to ensure we do not impact our roads or the surrounding environment with run off from the moved snow.
- Clearing the road as soon as the season ends is not viable. This member is looking for clearing part way through the shoulder season, when there is less snow around.
- When would the clearing happen, early or later in the shoulder season?
- This is again an issue of access. Does all the snow need to be removed or groomed?
- The 3 quotes Council received this year discussed the high cost, the high risk to the operators (due to adverse snow/ice conditions) where to put the snow, and the risk to Village users due to high snowbanks.
- We all purchased in a walk in Village. There are only 10% of owners who live in the Village full time.
- The **demands** for the roads to be cleared came as soon as the resort shut down.

Question posed: Do members want to have the incoming Council look at increasing the budget to include Spring Road clearing, be it early or late in the shoulder season? **Straw vote results: No 35, Yes 6**

3) Discussion on parking, including Pay by Phone

This was not planned to be a straw vote but an info session. Motion made that we table the discussion on pay parking for future Council to look into as this meeting has run so long. **Moved by lot 108, seconded by lot 34. Carried.**

l) Election of Strata Council.

Nominees:

Shannon McGeehan 61 - accept

Bren Raiska 174 - accept

Roy Krejci 89 - accept

Kim Fell 128 – accept

Jeff Warren 32 – accept

Murry Wiseman – declined

Harold Turnham – declined

Voting options:

1. Raise your hand on Zoom, this will not be confidential.
2. Go to the website, Alpinevillage.ca, at the bottom of the home page there is a red VOTE box with a link to a ballot form. Print the form, fill in the names of the nominees, make your voting choices (for, against, abstain), take a photo or scan of the ballot and send it in jpeg form to Cornerstone by 5 pm Sunday October 24 for counting.

Each nominee had a chance to introduce themselves and state where they stand on the two straw vote issues.

A third call for nominees. No others came forward.

Each nominee name was read out, allowing time for the ZOOM ballots to be counted by Cornerstone.

2021 – 2022 VIS799 Council: (in alphabetical order) as per information forwarded to the outgoing Secretary on 2021 Oct 26.

Kim Fell
Roy Krejci
Shannon McGeehan
Jeff Warren

m) The meeting is terminated at 2:10 p.m.

The meeting will be adjourned by the incoming Council once all the votes are tabulated and 2021-2022 Council confirmed.

Attachments: reports by James Bast and Chief Bruce Green

2021 AGM minutes prepared by 2020-2021 VIS799 Council Secretary and forwarded to Cornerstone 2021 October 28.

Presentations were given by James Bast, CVRD, and Chief Bruce Green, ORFR, recap of these below:

James Bast:

On the Mt. Washington Firehall Project, the CVRD is moving ahead with this project, including the construction of a Firehall on property donated for that purpose (below the resort maintenance yard), also the purchase of equipment and apparatus. The goal of the project is to improve the response time to calls, which would include improved life/safety on the mountain, provide covered storage for equipment and a warm place for volunteers to practice, thus encouraging more volunteers. Eventually to also qualify home owners for reduced insurance premiums. Rough plans for the building were shown on screen by James, these are also on the CVRD website. These plans meet the operational needs of the Fire Dept. The cost is estimated to be \$2.5 million. The Federal Gov changed their criteria for the Fed Gas Tax this past Aug, Fire Service buildings can now be part of this investment. Directors of the Regional District board are proposing a \$900,000 grant be given for this project. The Finance Dept is still calculating what the final taxation proponent will be; this info will be shared when finalized. CVRD will have to borrow approximately \$1.7/1.8 million to go forward. To borrow the funds the CVRD requires elector approval to go ahead with borrowing. An Alternate Approval Process will be used to get this approval and will probably take place in early 2022. The communications plan is overt, all residents will be provided with all info via many mechanisms: meetings, direct mailouts, the website (including a accumulative Q&A page). The official communications kickoff will be Tuesday Oct 26.

Chief Bruce Green:

To date there have been 15 responses on the Mt this year; alarm calls, car fires, first responder calls. Many buildings have codes or lock boxes on them, if owners provide the code to the fire dept this will allow for "softer" entry in the building (i.e., not breaking doors or windows). Ten additional snorkels have been delivered to the FD to be installed soon, which should have all the hydrants supplied with a snorkel. Even with a snorkel, fire hydrants still need to be dug out for easy access in the case of a fire. Please help to keep them clear. The Fire Department assists BC Ambulance to access medical emergencies when snow is on the roads. Wendy Woodley donated the money to buy the rescue runner toboggan to allow easy movement of patients in the winter. Thank you to Wendy. The Fire Smart program is a good program for the Village to consider to help with suppressing fires, of course this would have to be done in conjunction with Council approval on the removal of any vegetation. This program encourages community effort and involvement in creating a "Fire Smart Landscape" to help mitigate the spread of fire.

The new fire hall will (possibly) be manned by one Career Chief at the hall 1 day per week, the rest will be volunteer fire fighters. There is a need for more volunteers who live on the mountain.

Fire Smart BC website link: <https://firealpine.villsmartbc.ca>