



# CORNERSTONE PROPERTIES LTD.

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## STRATA 799

### Regular Council Meeting Minutes

**Date: November 1, 2021**

#### Via Electronic

**1. Call to order:** 7:00pm

**2. Attendance:** John Meikle (Cornerstone Property Manager), Roy Krejci - #89, Kim Fell - #128, Jeff Warren - #32, Shannon McGeehan - #61, Janine Rathlef (Village Representative)

**3. Approval of Minutes of RCM:** Motion to terminate AGM - MSC; Motion to destroy ballots - MSC. Motion for council to pay for Zoom upgrade of \$20/month for council secretary – MSC. Election results discussed and council positions adopted: Kim Fell – President, Roy Krejci – Vice President, Jeff Warren – Treasurer, Shannon McGeehan – Secretary.

**4. Message from new Council Members to Membership:** Hello Members! We are very pleased to be representing our village community for the upcoming year. There are many things we would like to attend to and truly hope to make a positive impact over the coming months. We are a dedicated group driven by transparency, honesty and inclusivity. It is our hope that you will feel comfortable speaking up and possibly even putting yourself forward for a committee you feel passionate about. Please send all correspondence through Cornerstone Properties: [rose@cornerstoneproperties.bc.ca](mailto:rose@cornerstoneproperties.bc.ca)

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

**5.1 Spring Snow Clearing & Snow Grooming Shoulder Season:** Straw vote at the AGM resulted in No-35 Yes -6. Council will not be discussing further spring snow clearing.

Discussion around snow grooming after the mountain closes and before the roads are open. Consensus that the snow conditions are what drive the necessity for grooming, and these conditions (degree of snow melt, packed vs. slushy, ruts and holes) vary from location to location in the village. Suggestions included grooming once per week post-season and into May. Tabled for future discussion.

#### **6. Property Manager's Report:**

- Previous Minutes – the minutes for September 13, 2021 Strata Council Meeting for approval. MSC
- Financial Statement Summary for September: September 2021 financial statement for the eleventh month of the 2020-2021 fiscal year. The year-to-date operating income is \$263,384.56 based on a budget of \$263,083.37. The year-to-date expenses are \$284,483.27 based on a budget of \$263,083.15. This reflected a year-to-date deficit of \$21,098.71.
- Notable expenses include: \$690.34 for Hydro

- Balance Sheet and Income Statement for September 2021: The closing balance, as of September 30, 2021, in the Operating Account is \$94,538.46 and the Contingency Reserve Fund is \$132,279.41.

## **7. New Business:**

**7.1.** AGM Minutes to be ready in approximately 1-2 weeks. Will come to new council first for editing prior to distribution. Request by this council to have the members named in the President's Report from the AGM removed from the minutes. Request confirmed by John.

**7.2.** 360 Degree Contractor Review: Previous council completed a 360 Degree Performance Review of the three main contractor's (TRED Alpine, Village Representative and B&D Waste Disposal) as well, each contractor evaluated the other two contractors. As of this date, the contractor's have not been provided an opportunity to read and respond to the evaluations, particularly the comments section of their evaluations. Council will move forward with this.

**7.3.** Discussion of a designated council member to liaise with specific contractors, as done with previous councils. As per the Village Representative Contract, the role of liaising with all contractors is under this contractor's purview and thus will remain as such. To maintain contract integrity, as well as transparency between contractors and council, no liaisons will be assigned. All correspondence will move directly between council and contractor. Should conflict arise between contractors, council will engage the affected contractors in a conflict resolution process to resolve any issues.

**7.4.** Straw vote at the AGM for motorized vehicles in the village: this vote was 11-No 31-Yes. Council plans to address this issue early in the new year.

**7.5.** Two new concrete blocks approved by previous council have been installed in each of the following locations: Upper Henry #3, Lower Henry #4 and the old General Store.

**7.6.** Ditching and culverts: Discussed current areas that require attention, will table until Spring.

**8. Committee Reports:** There are several members who have contacted council who would like to be part of a committee, and/or contribute in some way to our village community. Council is very excited about this and will be discussing at the next RCM the areas where committees are needed as well as the process to get started.

## **9. Village Representative Report:**

The garbage removal has been increased in our budget this year and is mainly due to our new recycling bins. It is also due to the use from our NON AVS799 neighbours. We have tried to ask them to stop, and in doing this, we had an offer from a resident on Fosters to pay us to dispose of their garbage and can still consider that.

Still too many folks are leaving furniture, mirrors, BBQs and other items by our bins that I have to dispose of afterwards. No one wants the old stuff that you are disposing of PLEASE take it to the waste facility in Cumberland or wait until Thanksgiving when a bin appears to help with these larger items. We also need to remind any contractors that these bins are not for construction waste, from wood to drywall or concrete additives....

Renovation work needs to have a garbage plan for inside or outside work. Everything needs to be cleaned up afterwards.

The Facebook page, “Mt Washington Village Owners and Residents “or, “Mt. Washington Residents &Property Owners” have been helpful places to put local updates for those of you on FB(water advisory, planned hydro outages, furniture you don’t want, etc.,)Have a look for them if you are interested. There are also lots of things for sale or free.

Utilities has done some major repairs on water and sewage lines this summer, so please be appreciative to them for their efforts repairing the system

Cornerstone bulletins often have important information in them PLEASE make sure you read them. I get very many requests for information that has been emailed out by Cornerstone. (Garbage locations, water advisory’s, temporary parking passes)

This last year a new opportunity surfaced. Thanks to the parking committee some ideas were floated but haven’t quite come to fruition, however, we have been looking into the PayByPhone IDEA. Intention is to only charge guests the parking fees. Every unit would be entitled to the 2 owner’s plates being registered. Any extra owner vehicles or renters would have to pay for their parking space. In the past our village was much better about only using 2 parking spaces, with many renters leaving a vehicle at the bottom of the hill and carpooling up. Perhaps this change will help reduce the amount of vehicles and could also promote more of a Green attitude in the reduction of our carbon footprint

This revenue from guests could help augment road work, snow clearing and garbage fees so that strata fees don’t need to be raised in the future.

Why we have looked into this is due to many complaints about parking, and an overflow parking lot for the resort selling to a developer. This sale, of course, has a potential of causing even more challenges. I anticipate that this year we will all be able to come up with a solution.

As Village Representative the vast space and quantity of snow in our lots, make the task of checking parking passes immense. With the amount of abuse of our current system it would require a full-time parking attendant to be truly effective.

### **Parking lot challenges**

- Passes are given away to people not staying in AVS 799
- 2-week temporary Paper parking pass system is abused
  - Passes are only valid for 2 weeks
- Many Passes need to be long term passes
- More than the 2 “allotted” passes are used. Sometimes 5 vehicles, or more, are taking spaces for one unit.
- Passes are re written with new dates
- The passes are a Waste of paper

- Plastic hang tags are being photocopied to have more than 2 and the vehicles park separate enough to not be noticed
- Old owners don't pass on parking passes to new owners or surrender them to strata. Some are still used.
- Parking lots are being used by resort day users due to the lack of space at the resort lots. Mostly on their high-volume days as well as some folks that just prefer to use our lots
- Clearing windshields to see passes
  - Risk damaging vehicle / windshield wipers/ scratching paint
  - Risk of injury -large vehicles (I'm not taking a step stool)

Regarding the anticipated firehall... as Chief Bruce and James have shared, there will be a few mail outs, including an AAP sent out to all owners from the CVRD in the new year, along with some Helpful communication and an "accumulative Q&A "as well as a website for more detail. The CVRD has also applied for up to \$900'000 dollars in grants that has just recently come available to firehall applications. Some of you may have seen the Chek news report on the hall. ( I posted it in the FB group)

Thank you to Wendy Woodley for the donation of the Rescue Toboggan!

Also, the FireSmart initiative supported by The Oyster River Fire Rescue and CVRD is available to us this coming spring 2022.

The FireSmart program is basically to help reduce ladder fuels around our homes.

<https://firesmartbc.ca/>

This is a great opportunity for a volunteer effort from as many of us as possible to make an effort to trim and tidy. ORFR will have a chipper here for us and the rest of our community, Beaufort and Fosters, to tidy up the ladder fuels. Main goals are to stop ember transfer 1.5m from your home. Not about clearing landscape but mitigation of the risk and FireSmart landscaping.

Snow clearing in the spring. In my opinion has only to benefit those who live here which is far too minimal for the cost. There are also negative side effects. When it was cleared by the loaders, the gravel, that we pay \$500 a load for, is pushed off to the sides in the snow and in some areas, I could retrieve it. In others it thawed under the blueberries.

When the snowcat cleared the village this year, at no cost to strata 799, the tracks picked up many softball sized rocks, like a rotor-tiller, and the road was left with tripping hazards. As well as the gravel waste. So, it comes down to 3 negatives, cost, waste, and hazard. Positives, the minor amount of year-round residents get to drive in and Reno's can start early. This seems unfair to the whole when there is a cost so extraordinary.

In my opinion if the contractor continues to groom late in the day on warm days after the resort has closed, the soft dangerous paths will be mitigated into navigable routes. After the contract is complete on April 15, tracks on ATVs do provide nice walking paths for those who do not own ATVs. This would be a bonus for the benefit of walkers. Licensed and perhaps, permitted ATVs, in the village would

mitigate risk for more than just the owner of the ATV. Leaving the snow in the village also gives the snow a more natural thaw that should also reduce the amount of erosion.

Dangerous trees have been fallen or topped and conveniently bucked recently. There is some viable wood left for those interested as mentioned in the bulletin that was sent out. BC Hydro tree removal contractor will also be coming up to remove or top about 5 more trees as well. I didn't plant any new trees this year as I had 2 years ago so I am hoping to have that opportunity again.

**10. Building/Renovations:** Jeff Warren will be the council contact for all building renovations. Jeff can be reached at [799jeff@gmail.com](mailto:799jeff@gmail.com).

**11. Correspondence:**

**11.1.** Council received a letter from a member concerned there may be a conflict between members of council and a contractor. The Village Representative (contractor) and Council Treasurer are life partners. Council discussed this concern with input from the Council Treasurer and are satisfied there will not be a conflict as Council Treasurer will not vote on matters relating to the VR, nor will the VR be privy to communications between council that do not directly involve her services.

**11.2.** Debbie Milne emailed council with a suggested parking pass idea. Council will review at next meeting as that item is part of a larger discussion. Will be added to the agenda of next meeting.

**11.3.** Letter to council from Bruce and Nancy Mornan re: dangerous snow shed onto groomed run. Council discussed the liability associated with this, as well as identifying any remaining steps to mitigate the danger. Agreed to have John seek a legal consult on the matter as soon as possible.

**12. Next meeting:** Council feels due to the high volume of items to attend to we have scheduled an informal council meeting for November 8, 2021, at 7pm.

**13. Adjournment:** 9:45pm

Attachments:

1. <https://firesmartbc.ca/>