



CORNERSTONE PROPERTIES LTD.

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STRATA 799

Regular Council Meeting Minutes

Date: January 10, 2022

Via Zoom

1. Call to order: 6:30pm

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 November 15, 18 & 22, 2021 RCM Minutes: MSC

4. Matters Arising from Previous Council Meeting Minutes:

4.1. After thoroughly investigating all options, and involving various parties to consult, Council has denied a request to close a snow road in the village as means to avoid snow dumps from chalet roofs. Residents and guests are reminded to be vigilant of snow overhead and skirt around potential dump areas, as well as heeding the numerous warning signs posted throughout the village.

4.2. A Parking Committee has been established to flesh out the parking issues and determine possible solutions, members are as follows: Jennifer Childs, Jennifer Jennings, Michael Dingle, Deborah Acheson Jim Stockdill, Darcy Friesen, Kim Fell and Roy Krejci.

6. New Business:

6.1. In November Council received a complaint from a member regarding the noise of the Snow Cat when it starts up in the morning. Council is continuing to work with the parties involved to seek a compromise that is satisfactory to all.

6.2. Council received an off-leash dog complaint from a member. The Property Manager has notified the Owner of the off-leash dog(s) of the complaint, and to offer them the opportunity to respond to the complaint by January 27, 2022.

6.3. Council discussed creating a Strata 799 Facebook page that would be private to our membership. Tabled until next RCM.

6.4. Council discussed distributing 'reminder' emails to the membership regarding safety issues (snow falling) and Bylaws that are consistently ignored by some (Dog poop, off leash dogs, etc.). Approved by all Council members.

6.5. Council discussed people travelling in the TRED Alpine luggage toboggans and will be asking TRED to cease engaging in this practice due to the safety risks involved.

7. Committee Reports: No reports from the EV Committee or Parking Committee.

8. Village Representative Report:

Hello all

Happy New Year!

I've enjoyed seeing many of you and have had some very positive responses about a new parking system. Thank you for your support to me and council!

Thank you also for understanding that if you have a notice on your windshield and you had your pass displayed that it was just not visible thru the exterior ice and interior condensation.... or as a few have discovered it was unfortunately, placed upon you by a neighbouring vehicle and the license plate was not yours on the notice.

We only had 2 parking lot ambassadors this year. They were extremely helpful on our high-volume nights, and I appreciate their commitment in the extremely cold weather!

I started a bit of a parking educational awareness post on the Facebook site: Mount Washington BC Village Owners/ Residents.

If you sign on you will see all sorts of ways to Not Park.

Most importantly Please Park your vehicle as close to the snow burn as possible.

I called a tow truck up a number of times to remove vehicles without parking passes or parked in inappropriate locations, like loading zones and between garbage bins. Fortunately, for those vehicle owners the tow truck was unable to make the tow.

Members have also mentioned to me that the snow clearing, and grooming has been fabulous.

The new sign in VML has been noticed and approved by some members.

The village has been quite busy as per usual this month

I was very thankful to see that all the outdoor fires have been in a vessel of sorts to reduce the mess. There have been a few where this has not been the case and garbage left behind or attempted to have been burnt. Please remember to respect your neighbourhood.

The dog park has been kept tidy and we have been removing the 50 pounds of dog waste daily!

I have parking hang tag passes made for those who have previously requested them. Please contact me when you come up to collect/exchange old for new. 799janine@gmail.com or 250-465-9259. My contact info is also on our website.

www.alpinevillage.ca

I'm still hearing from people that have not received the temporary parking passes. Please look in your junk mail and search for: Rose Brown <rose@cornerstoneproperties.bc.ca>

Please add Rose to your mailing list or email her so she becomes a non-Junk recipient to your email....

It is January now so please use the January parking passes. If you cannot find her, please contact her and request the waiver for to be sent emails from minutes to bulletins.

Healthy vibes everyone!

9. Property Manager Report:

Here is a summary of the key accounts to the end of December:

- Operating Account balance \$100,204.94 (\$49,100 surplus designated to cover operating costs if needed)
- Contingency Balance \$132,279.41 + \$1,403.73 interest (available to cover non annual expenses)
- Snow clearing reserve \$28,658.61 (This reserve will build back up to \$50,000 by year end)
- Snow Prep budget \$9,293.49 (Funds used to prepare roads and trails to protect snow equipment etc.) additional \$6,000 to come over the balance of the year. Projects to be determined in the Spring.
- Ladder fuel budget \$18,681.21 (funds to cover removal of ladder fuels surrounding chalets and tree limbs too close to structures) Additional \$5,000 to come over the balance of the year. Projects to be determined in the Spring.
- BUDGET STATUS
- Snow clearing Budget \$170,000, YTD= \$30,491.88 (anything over \$170,000 will come from the Snow clearing reserve)
- Garbage/recycling Budget \$35,000, YTD= \$ 6,996.40 (anything over \$35,000 will come from operating budget).
- NOTE: You may recall that we had to dip into the snow clearing reserve last year so the budget this year was increased by \$20,000 in anticipation of future costs. However, we will also have built up an emergency reserve of \$50,000 should we have an extended winter.

10. Treasurer Report: No report.

11. Building/Renovations:

11.1. Member requested renovation renewal, granted by Council.

11.2. Member request for a setback variance/exemption for overhang into common property. As this request is somewhat complex, Council has asked for input from the Property Manager as well as other information sources before a decision can be determined.

12. Correspondence:

12.1. Member requested a Human Rights exemption and written authority from Strata 799 Council for this winter season, to Bylaw Division 7 – Balance Remaining of Bylaw Filing S57131 Part 30 Paragraph (4) No person shall operate any motor vehicle, snowmobile 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.

Council voted on this application for usage of an ATV during the winter season as a medical exemption with the following restrictions, requirements, and parameters of use:

- Copy of insurance
- A Disability Hang Tag as well as flag be visibly affixed to the ATV.

- Permitted to ONLY drive the ATV to and from the parking lot of their choice.
- Operation of ATV from 7:00am-11:00pm daily as per quiet time Bylaw.
- Permitted to park in the village, location to be approved by Council and TRED Alpine.
- Operation of ATV is solely for the purpose of transporting the injured member, with their partner permitted as the only driver.
- Not permitted to drive the ATV onto Mt. Washington property.
- Plan trips to minimize frequency of use.

Vote: Motion made by Council Member, Second: 2, Opposed: 1.

12.2. Member requested to use fallen trees around her circle as firewood, Council approved request.

13. Next meeting: February 17, 2022 @ 6:30pm.

14. Adjournment: 9:40pm