



CORNERSTONE PROPERTIES LTD.

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STRATA 799

Regular Council Meeting Minutes

Date: February 10, 2022

Via Zoom

1. Call to order: 6:40pm

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

3. Approval of previous RCM Minutes: January 1-, 2022 – Approved.

4. Matters Arising from Previous Council Meeting Minutes:

4.1. Dialogue continues between members, Council and MOTI for the installation of a 'Crossing' sign between Dougan's and Village Main lots. The VR has reached out to MOTI to request crossing signage as well as crosswalk stripes. Plans for the development of the ridge past Silhouette ski run will commence this summer and Council feels this would be an optimal time to make improvements to this stretch of road.

4.2. Member requested enforcement of the 'no tobogganing' Bylaw outside their chalet due to the heavy snowshed from their roof onto the run below, which is a frequented area for tobogganers. Council's reply was the same for any Bylaw infraction that is witnessed by members, we ask that members ascertain the unit number and/or names of the individuals, take photos if possible, and issue a complaint to Council via Cornerstone Properties. An owner can also call the Village Representative at #250-465-9259, however, they may not arrive in time to attend to the situation.

4.3. Snowcat noise complaint - After a thorough review of the Bylaws and Strata Property Act, consultation with the Property Manager, CHOA, and other information sources, Council has decided that for the remainder of the 2021-2022 winter season the snowcat will remain in its current location.

4.4. December off-leash dog complaint - The Property Manager notified the Owner of the off-leash dog(s) named in the complaint and offered them the opportunity to respond with a deadline of January 27, 2022. Council did not receive a response from the Owner, thus, a \$200 fine has been levied.

6. New Business:

6.1. Development of a Strata 799 Facebook page. Council started discussions to identify the pros and cons, intention/purpose, who would the page serve (owners only/owners and long-term tenants), what

information would be posted by the admins, etc. The village website was also discussed as a potential space for this information to be shared, versus the addition of another FB page. Council will come to the next RCM prepared to have a more fulsome discussion.

6.2. Discussion to increase dog waste bag dispensers to include Dougan's and Upper Henry parking lots. VR will price dispensers and bags.

6.3. Council received an off-leash dog and aggressive dog-owner complaint from a member at the end of January. This member quickly followed-up their complaint with a request for Council to not levy a fine as the dog-owner/tenant, as well as chalet owner, had both made efforts to explain and apologize to the member, of which the member accepted. The Property Manager issued a Bylaw warning letter to the Owner to inform them of the complaint and provide them an opportunity to respond by February 25, 2022.

6.4. Council discussed moving the AGM from October to September to allow incoming Councils more time to become acquainted with how to conduct Council business, roles & responsibilities, Bylaws, Strata Property Act, Property Manager role and basic knowledge and understanding of the village. Council will discuss the process with the Property Manager.

7. Committee Reports:

7.1. Parking Committee: The parking committee has commenced their meetings and are working diligently towards gathering all the relevant information required to assess the parking needs and solutions.

7.2. EV Committee: No report.

8. Village Representative Report:

Happy February all!

Cornerstone Properties sent out a bulletin on our behalf to request dog owners improved by picking up after their pets. It had gotten repulsive, and things needed to change. January was a tough month for this partly due to the early thaw we have had.

Yes, this reminds us that the waste needs to be picked up not covered.

I am looking into getting more waste dispensers for the high traffic areas, but we don't want to see waste bags left behind to be picked up either.

This week we also had car campers set up in the Lower Dougans parking lot. We asked them to leave, and they did so promptly without leaving a mess. If you see this, please contact me as a soon as possible.

Always feel free to contact me if you have any questions. 799janine@gmail.com

250-465-9259

If you have any complaints or issues, please email Cornerstone Properties with details such as a noise or dog complaint. Photos are very helpful to include in that email. As well as a building or unit number if you have been able to acquire that.

Complaints:

Johnm@cornerstoneproperties.bc.ca

We have been successful in issuing fines for something such as a dog off leash, when we know where they have been staying. However, it is best to be as prompt as possible so that the owners can retain damage deposits for such a purpose as the fines go to the owners.

We have had too much use of the Old General store for parking. We can use this as a drop-off -only. This is not our property.

DUE to the reoccurring incidents of vehicles driving into the village some attempts have been made on Google to close the village road.

However, we need OWNERS THAT RENT to tell their renters to NOT FOLLOW GPS for direction and to go the old-fashioned route of following the written word of directions.

Owners PARKING HANG TAGS:

For those who have requested new hang tags. Please contact me when you are on the hill next to pick them up. I have a stack of them!

9. Property Manager Report: No report as PM not in attendance.

10. Treasurer Report: No report.

11. Building/Renovations:

11.1. Request from member for permission to backfill small area between natural grade and their entranceway as this area gets filled with snow from the snowcat in the winter. Council provided conditional approval with final approval to be given after a site inspection can take place in the Spring.

11.2. Further request made by Council to member requesting a setback variance/exemption for overhang into common property to obtain a BC Land Surveyor's Certificate to determine the location of the circle.

12. Correspondence:

12.1. Email from member inquiring about the possibility of building an ice rink in or near the village. Council discussed this as well as several other suggestions for winter activities in the village. Suggestion to develop a winter activities committee to delve into the options, logistics, costs, etc. and present at AGM.

12.2. Email from member with noise complaint about TRED Alpine operating a motorized vehicle outside of their posted hours of operation. Council has requested that, going forward, TRED Alpine not operate motorized vehicles outside of their posted hours of operation.

12.3. Email from member requesting the VR contact information, who to contact when a Bylaw infraction is witnessed, whether parking passes are required in common areas, process for applying for an exception to Bylaws as they relate to human rights, questions related to the VR's contract and quad insurance, and potential campers in the parking lots. For the information of all members:

- Village Representative - 799janine@gmail.com or 250-465-9259. VR contact details can also be found on the village website: www.alpinevillage.ca

13. Next meeting: March 10, 2022 @ 630pm

14. Adjournment: 10:40pm

**Please note that the Village Representative is present for matters that pertain to their duties and responsibilities, after which they are excused.