



UNAPPROVED

CORNERSTONE PROPERTIES LTD.

#301 - 1001 Cloverdale Ave., Victoria, B.C. V8X 4C9
email: info@cornerstoneproperties.bc.ca
webpage: www.cornerstoneproperties.bc.ca
Tel: (250) 475-2005 Fax: (250) 475-2008

STRATA 799

Regular Council Meeting Minutes – Due to multiple issues requiring more immediate attention of Council, several agenda items have been put forward to the next RCM, which is scheduled for May 4, 2022, at 7pm.

Date: April 12, 2022

Via Zoom

1. Call to order: 6:58pm

2. Attendance: Roy Krejci - #89, Kim Fell - #128, Jeff Warren - #32, Shannon McGeehan - #61, Janine Rathlef (Village Representative), Bill Thorburn: Consultant - Board Member for CHOA (Condominium Home Owners Association) requested by Council to attend for advisement on specific issues.

Regrets: John Meikle (Property Manager – Cornerstone Properties). John will be absent for up to 5 weeks due to surgery. Despite repeated requests to Cornerstone Senior Management over the past week to ascertain the replacement PM, Council was not provided a contact person until yesterday.

3. Approval of previous RCM Minutes: Approved

4. Matters Arising from Previous Council Meeting Minutes:

4.1. Lot #174 continues to be in violation of AVS799 Bylaw 30 (4) and Rule #6. Council is working diligently with the resources available to attend to these violations.

4.2. ATV/UTV Shoulder Season Application:

Council would like to clarify the purpose for the development of this application.

- Bylaws for Alpine Village Strata Plan No. VIS799 state the following Bylaw:

(30) (4) No person shall operate any motor vehicle, snow mobile 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. (Amended December 16, 2020 CA8650987)

- Rules and Regulations for Alpine Village Strata Plan No. VIS799 state the following Rule:

6. Further to Strata 799 Bylaw 30(4), no person shall operate any “All Terrain Vehicle” within the boundaries of Strata 799 during the period of “non-operation” of the Mt Washington Ski Resort Ltd ski facilities without having obtained from the Strata Council prior written authority to do so.

Adopted December 13, 2009

Due to the way in which this Bylaw and Rule are written, members are currently within their right to request written authority from Council to operate a motorized vehicle after the road closure signs have been posted. As such, Council felt it prudent to develop an application process that would subject all applicants to the same, universal requirements.

** Please Note: requesting written authority does not mean authority will be granted.

The process to request written authority for use of an ATV/UTV during the Spring shoulder season is as follows:

1. Request from Cornerstone a Spring Shoulder 2022 ATV/UTV Permit application form (a new application must be submitted each year).
2. Complete the application form and resubmit to Cornerstone. Cornerstone will then forward the application form to Council for review.
3. Once all conditions and requirements on the application are satisfied, Council will request that the applicant(s) ATV/UTV be inspected by an AVS799 Council member and the Village Representative before the permit can be obtained.

The application form will be available on the website: www.alpinevillage.ca

5. New Business:

5.1. Council discussed the Property Manager’s role, responsibilities, and contract as we have not been satisfied with their service on several levels in recent months. As a result, Council has lost confidence in the property management of our Strata Corporation and will be entering into the process of finding a suitable replacement. It is the intention of Council to keep the membership abreast of all aspects of this process, including holding an SGM to vote once Council has vetted a new company.

6. Village Representative Report:

March 2022

1	Email temp parking passes to member in chalet
	Email a thank you regarding helping with old store congestion and temp parking passes to secretary in large building to distribute again
	Email property manager to remind guests to fill out their parking passes
	Email Rose to confirm the Welcome Package is mailed to the new owners 159 & request one myself.
	Pick up dog waste bags
	Email council for dog waste bag dispenser decision
	Call Ashley Cousins again
2	Village patrol
	Order dog waste bag dispensers (5)
3	Village patrol

	Email council and cornerstone PLA timesheet.
4	Village patrol
5	Service dog park
	Village patrol
6	Village Patrol
	Service dog park
7	Service dog park
	Village patrol, talk to Tred about dog and owner that have had discussions...not a village owner or renter. Will remind him that if he wants to make a formal complaint that it must go through Cornerstone.
	Photograph van that has no plates and may be camping in lower Henry, arrived Sunday.
8	Village patrol, more photos of van in LH
	Call RCMP about vehicle without plates in Lower Henry Parking lot. Reply from RCMP, Owner contacted and will move vehicle.
	Email MM,DL,CT at MWAR RE: above vehicle
	Meet with MOTI
	Email council MOTI information immediately after meeting
9	Send electrician contact to member
	Email council ideas about FB group page
	Village patrol
	Request timing for PLA a cheque to be written (no reply)
10	Email EV. Committee
	Village patrol
	34 requests hang tags
11	Parking hang tag for 89- requested
	Village patrol
	Reply from MOTI /R.D. re lighting near old store
	Reply from Hydro re: tree by chalet 9
12	95-4 requests parking pass
	Village patrol
13	Village patrol
	Service dog park
14	Village patrol
15	Village patrol
16	Village patrol
	Service Dog park
17	Village patrol
	Confirm with EV committee that the service at our sea cans is 200A
18	Village patrol
	Service dog park
19	Parking pass request/ replied and picked up on 23rd

	Village patrol
20	Village patrol
	Service dog park
21	Organize payment of invoice for "survey "fees to Parking task force member
	Ask JM for paycheques for PLA,. Re-send information for payment. (No eta on cheque arrival)
	Bylaw infraction emailed re UTV driving in AVS after 11pm
	Village patrol
22	Village patrol
23	Invoice from GFL
23	Email from Hydro about outage on April 20; reminder to send out a reminder
	Draft RCM min
	Village patrol
24	Village patrol
	Service dog park
25	Email from Member, forwarded to council
	Village patrol
26	Call from guest stuck at upper Henry, investigate, recommend solutions, and patrol village. Called later by guest to confirm they were unstuck
	Email from member about aggressive off leash dog. Member does meet dog owner and apologies are made. Member was concerned. I can identify the dog in the photo and contact the owner. Owner apologizes and will maintain better control. Admits that the dog likes to chase and that it would be scary.
27	Text from member about UTV and possible intoxication of driver and passenger. Included videos and photos.
	UTV/ video of driver that appears impaired and UTV in area it is not permitted
	Village patrol
28	Village patrol
29	Email from RK about Tred Alpine meeting
	Email follow up to member about aggressive dog
	Village patrol
30	Village patrol
	Talk to Hydro planner regarding possible new hydro pole. We should receive an email about details.
31	Email from member requesting information about firehall for insurance
	Village patrol
	Email from MOTI re: new light at "cardiac hill" entrance

7. Next Meeting: May 4, 2022 @ 7pm

8. Adjournment: 9:48pm