



CORNERSTONE PROPERTIES LTD.

UNAPPROVED

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STRATA 799

Regular Council Meeting Minutes

Date: May 4, 2022

Via Zoom

1. Call to order: 7:00pm

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

3. Approval of previous RCM Minutes: Approved

4. Matters Arising from Previous Council Meeting Minutes:

4.1. Council has continued discussions regarding the replacement of our Property Management Company over the past month. Our Council President along with two previous Council members have thoroughly vetted several local companies and have presented Council with two that they feel would be excellent service providers. Council will be interviewing both companies and will update the membership promptly as to the outcome.

It should be noted that if Council decides that one of these Property Management Companies is well suited to our bare land strata corporation and would be a good fit for us, then we will be moving forward with scheduling a Special General Meeting (SGM) for a member vote. Prior to the vote, however, Council will provide a package to the membership detailing why we feel transition to a new Property Management Company is necessary, as well as a comprehensive introduction to the prospective new company.

5. New Business:

5.1. Long Term Parking Passes will be sent to Owners. Due to increasing volume of regular traffic, construction, and parking in the Alpine Village during the summer months, a displayed parking pass is required. Please distribute to any renters and guests you currently have or will have this summer.

The Alpine Village roads are still closed and there is a substantial amount of snow remaining, as well, the snow is still falling.

5.2. Council and the Village Representative have been approached by a property manager with a proposal for the owners on Foster's Place to utilize the AVS799 garbage/recycling bins for a Fee. The VR will continue discussions and keep Council updated.

5.3. Council has been made aware of the impending sale of Tred Alpine and is working with both Tred Alpine Services and the prospective new owners in the development of future service expectations.

5.4. There is an issue of sink holes in the Village Main and Upper Henry Parking Lots to which the VR will obtain an outside contractor for cost on repair.

5.5. The culverts in Village Main Parking are requiring maintenance. Once the snow has melted Council will seek professional quotes for repair.

6. Committee Reports: Council has been apprised that both the Winter Parking Committee as well as the Electric Vehicle Committee are making progress and will update Council and the membership in due course.

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

Hello all!

Our Alpine Village still has quite a bit of snow. We have started to see some rain that should help to make the roads available, but it could be some time yet. (May 12 -10" snow, more coming, Tred Alpine groomed). We will post the road opening on www.alpinevillage.ca when the time comes. We will also post when the garbage bins will be reduced to the one Dougan's lot location, however, we tend to wait until the snow is gone.

Please remember the bin is for household garbage only. NO Furniture No Mattresses (Thank you to Whiskey Jack Chalets property management for removing the mattress that was deposited around Friday April 8th).

Please also remember that any garbage left outside of units get ripped into by our wildlife. Please do not leave garbage outside.

MOTI will be looking at putting a light near the entrance to the Village near where the old store is. We do not know if the rumours of the old store demo is happening yet

Hydro will be attending our site to look at some trees.

Janine Rathlef
The Alpine Village Representative
250-465-9259
799janine@gmail.com

8. Property Manager Report: No report provided to Council.

9. Treasurer Report: No report.

10. Building/Renovations:

10.1. Council has been corresponding with the owners of Lot 90 regarding the planning of their upcoming duplex build this summer. Council has provided the owners with a comprehensive list of requirements that must be met prior to and during construction. The owners have also been requested to provide Council with a Construction Plan detailing how they meet the Strata requirements.

10.2. Council has been corresponding with the owner of Lot 21 regarding the planning of their upcoming single dwelling build this summer. Council has provided the owner with a comprehensive list of requirements that must be met prior to and during construction. The owner has also been requested to provide Council with a Construction Plan detailing how they will meet the Strata requirements.

Council has granted conditional approval to the owner of Lot 21 to allow one of their tradespersons to park their RV in Upper Henry Parking Lot during their 3-week work period.

11. Correspondence:

11.1 Council received a complaint of open garbage outside of Lot 157 - Building #78. The VR and Building Manager worked with the tenant to clear the garbage; however, this is not the first occurrence of such violation at this Lot. Council will be issuing a Bylaw Notification to the owner.

12. Next meeting: June 9, 2022 @7pm.

13. Adjournment: 9:40pm