



CORNERSTONE PROPERTIES LTD.

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UNAPPROVED

STRATA 799

Regular Council Meeting Minutes

Date: June 13, 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). No Property Manager present.

3. Approval of previous RCM Minutes: Approved

4. Matters Arising from Previous Council Meeting Minutes:

4.1. Council would like to acknowledge an error in a Bylaw Notification Letter sent out on May 16, 2022. The address should have read: Strata Lot 157 – #78-1, 784 Washington Way, not 737 Castle Crag Cres.

4.2. Council voted to issue a 'Warning' to the Bylaw Notification Letter relating to Bylaw #3 1 (a), (c), (e), to Strata Lot 157 – #78-1, 784 Washington Way. As a reminder to Members, no garbage should be left outside for any purpose or length of time. Wild Safe recommends all garbage containers stay inside, even when empty, as the odours still attract the bears.

4.3. The Alpine Village Strata 799 Council will be hosting a Town Hall Meeting to inform the Membership of the new property management representation coming onboard August 1, 2022. Please join us via Zoom for an information session and to meet our new property management company: **Bayview Strata and Rental Services.**

Date: July 13, 2022

Time: 7-8pm

Please plan to join us anytime after 6:30pm and prior to 6:55pm. The meeting will commence promptly at 7pm and will finish at 8pm sharp.

Zoom Link:

Topic: Alpine Village Strata 799 Town Hall

Time: Jul 13, 2022, 06:30 PM Vancouver

Join Zoom Meeting

<https://us02web.zoom.us/j/83821453579>

Meeting ID: 838 2145 3579

4.4. Council has reviewed the proposed contract from Bayview Strata and Rental Services and will reconvene to vote on their proposal.

5. New Business:

5.1. Due to an increase in vandalism in our parking lots, Council will be reviewing and researching options to increase security.

5.2. FireSmart BC: The VR has informed Council of the option to have FireSmart BC come and teach members how and what to remove/protect in the village regarding ladder fuel, essentially teaching us how to 'FireSmart' our community. They will even bring a chipper for Members to use at no cost. Council has agreed to this valuable offer and the VR will be connecting with FireSmart to plan this for the Fall.

5.3. Signage:

1. Council has ordered six 'No Burning' signs.
2. Council is looking at removing the current map on the Old Store and reinstalling it near the 'Rules' for better visibility.
3. The old village main parking sign will be removed, no longer for use.

5.4. 'Welcome to the Village' packages will be updated by the Village Representative in conjunction with the new Property Management Company and distributed in the Fall.

5.5. Council issued a Bylaw Notification Letter relating to Bylaw #30 (4), to Strata Lot 174 on April 25, 2022. Council will not be able to move forward with resolving this issue until adequate Property Management representation is in place and has apprised the owners of this.

The Secretary informed Council, after confirmation from Cornerstone Properties of same, that a perceived conflict of interest exists between the Council President and the Owners of Lot 174. The Council President was provided two options: one, to recuse herself of future participation in matters relating to the owners of Strata Lot 174, or two, have Council vote on recusal. The Council President chose to recuse herself of future participation in matters relating to the owners of Strata Lot 174.

6. Committee Reports:

6.1. Winter Parking Committee: On May 11, 2022, the WPC distributed an interim progress update to the Membership via email as well as posted it on our website: www.alpinevillage.ca

6.2. Electric Vehicle Committee: Council has received a proposal from the EV Committee and is working with them to further this project.

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 everyone

I can officially say we can see spring in the village. Some of the Daffodils in our Upper Henry garden have popped out of the snow!

We have finally seen quite a bit of receding snow these last few weeks. Tred Alpine came in and helped with the treacherous walking issue, by moving and packing the snow down last weekend.

We are getting closer to having access. A Bulletin will be sent out and it will be posted on our website. As it is for every year some locations get access sooner than others.

We are picking up garbage daily, but it hasn't been too awful this year.

Please remember Rule 3:

“There shall be no open burning or Briquette BBQ’s May to October or during forest fire service bans within the boundaries of Strata 799 common property or the four parking lots leased to the Corporation”

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

9. Treasurer Report: No report.

10. Building/Renovations: Council has received and reviewed multiple renovation requests for the summer and will be in contact with those Owners.

11. Next meeting: July 18, 2022 @ 7pm

12. Adjournment: 10pm