

**Strata Corp VAS 2893**  
**Strata Council Executive Meeting**  
**Tuesday, Feb. 3, 2015 10.15 am**

**Council members present:** Chair #3. Treasurer #8, Secretary #20, members #22, #15, #12. The meeting was held in Unit #3, starting at 10.15 am.

#15 moved that the meeting be called to order. #8 seconded. Approved. #20 moved that the minutes of the Dec. 2, 2014 meeting be approved, as circulated. #22 seconded. Approved.

**Business arising from the minutes of the Dec. 2 meeting:**

**1) Eaves troughs/gutters**

The chair reported that Andy Evans of Modern Glass hurt himself seriously and can't do any lifting or overhead work. In about a month, he may be able to look after any leaks. However, we will have to find a replacement, or Modern Glass may find another worker.

There is a fairly serious problem in front of #18. The gutter goes down into gravel, but it backs up with heavy rains and creates a mess. We need another downpipe, it's at the top of our 2015 fix-it list. That section has a different type of gutter than the rest of the complex.

#9, #11 and #13: #9 still believes there is some leakage. #23 believes he has a problem, but Andy said it was just sweat from the pipes. #13 appears to be OK.

**2) Insurance**

#8 talked to Westland Insurance. They are working on our 2015 policy. Our policy costs could increase up to 10% this year. #22 asked what our insurance covers. A detailed look at our coverage and costs will be done when we get our quote.

Should we increase our liability insurance to \$3 million from \$2? Costs \$150 extra/year and is a normal level of liability. #20 moved that we increase our liability insurance from \$2 million to \$3 million. Seconded by #8. Approved unanimously.

**3) Structural damage:** #22: Repairs to the rock facing etc will be finished in warmer weather. We will check into units #8 to #19 when they do the work on #22 and #20. (#21 is clear).

**Correspondence** from #24 about his downpipes. His front door area continues to have leaks.

**Financial Report:**

#8 reports that we are still under budget with \$12,130 in our account. Soon we will put \$7,000 into the Contingency Reserve Fund, leaving a balance of \$7,630. This year we had about \$2,200 extra expenses that were not in the budget. (Repairs to #22 and gutters, etc.)

Thelma Slade's donation of \$2,000 made a big difference, so we will end with a balance of \$7,630. We don't have a lot of margin and need to be careful in considering our new budget. Projected expenses could cause problems in our next fiscal year. This year we kept to our overall spending program only because we didn't spend as much money in some budget items as allocated, and we had the \$2,000 donation. Our work party really helped keep expenses in line.

**Survey of units 8 to 19 to check for damp and/or determine repairs or replacements**

As noted, when the weather is favorable and men are working on Units 22 and 20, they will check for damp and mould in units 8 to 19. **To do so, they need access to crawl spaces.** You will get 24 hours notice of such an inspection. (These units have rock facings exposed to rain. Water can seep under such facings. Any dampness can be seen underneath, so that drywall in the living area does not need to be disturbed unless there is damage below). Other units bay windows are not so exposed.

### **AGM preparation/next council meeting**

#12 will reserve a room for **Wednesday March 25 at 6.30pm at the Kiwanis Apartments**. Council is to be there at 6pm. We pay for the room by cheque. Our reservation is to be confirmed by #12.

**Next council meeting Thursday March 5**, same place, 10am start. Items to be discussed will be next year's insurance policy, our budget and strata fees. We anticipate a fee increase, we aim to keep it reasonable. Our strata fees are lower than most other complexes.

### **CHOA (Condominium Home Owners Association)**

Our membership fees for this year have been paid. The CHOA magazines were circulated to the president and treasurer; the secretary keeps one. If any owner wants to see the magazines, please inform a council member.

### **CHOA education program, Wed. March 4 at Sechelt**

It's a comprehensive program with a lot of detailed information about governing stratas. Since we are self governed, it's important for council members to attend these bi-annual sessions.

#22, #3, #20, #8 and #15 volunteered to attend. #8 will register and pay for our one-day courses. Starting time is 9.30am. We'll have to figure out lunches and transportation.

### **Fencing**

Les is doing fence work behind #9 and between #10/9 and the gate between #21 and #22.

### **Cedar hedge between North Oaks and neighboring strata North Woods (bordering Units 8-19)**

There's been a lot of discussion as to how to handle this thorny issue. It was noted that the owner of #13 bought her unit because it had cedar trees behind the fence, providing extra privacy.

However, the cedar tree hedge between us and the neighboring strata has damaged our fence, beyond repair in some places. The trees also lean over into our limited common space. As noted in previous minutes/reports, the trees are so mature that they cannot be trimmed, the branches are too thick. It requires special tools, and someone who is skilled at this type of work. It's expensive.

There are two options:

- 1) We ask the neighboring strata to remove the trees
- 2) We ask the neighboring strata to trim the trees completely on our side. Full branches will not regrow, small fuzzy ones may, but they would not push on our fence.

#12 suggested that we choose the second option. Council was in full agreement. Our president will ask their president for a meeting on this question. Our council is willing to meet with their strata council. We are unsure as to whether we should be sharing costs of this operation, or not.

If any owners have strong opinions on this issue, and any expenses that may be involved, please contact a council member before our next meeting. It's preferable to put your opinion in writing.

**NOTE: Units 8 & 9** border onto property owned by Chris Reid, Chartered Accountant. #8 has been able to deal with the trees on his border; the fence is being repaired on #9 and the status of those trees is unclear.

There being no further business, #15 moved that the meeting adjourn. Seconded #22. Approved.  
Respectfully submitted,  
#20, Secretary

**AGM note:** Following council's meeting, the **AGM is confirmed for Wed. March 25 at the Kiwanis Apartments, 6:30 pm**. A formal notice will follow in March.

**Minutes of the Council Meeting of Strata Plan VAS2893**  
**Thursday, March 5, 2015 12:30pm**    Location: SL 3.

In attendance: Council: Chair Alan SL 3. Treasurer Martin SL 8, Secretary Anne SL 20, members Barb SL 22, Evelyn SL 15, David SL12 and Dorothy SL 10  
Observers: Lee SL 1 and Fred Cotton

**1) Call the meeting to order:** by Chair at 12.37pm

**2) Approve the agenda:** Council approved the agenda

Motion by SL15 2<sup>nd</sup> by SL 10

Carried

**3) Approve the minutes of the Feb 3 meeting**

Motion by SL 22 2<sup>nd</sup> by SL 8

Carried

**4) Insurance:** Treasurer reported that insurance cost \$9,457 this year. The policy ends April 1. Westland's renewal cost is \$17,126, an increase of \$7,669. Why? The company says the biggest figure claims are from water damage. SL 8 believes our strata is being lumped in with multi-storey stratas. Water damage claims don't pertain to single floor units such as ours.

Talbot Ins. will call back with updated quotes. Last year's highest was \$15,588, then \$14,533, \$13,226. Our neighboring strata, North Woods, is very happy with their agent and company, BFL Canada. They are preparing a quote. It will be higher than what we pay now; we hope it is lower than current quotes. North Woods council is also happy with how the agent handled a claim. The agent would like to visit us, possibly on Sunday. Anyone available? SL 3 and 12 volunteered. Our deductible is \$1,000 now. If it's raised to \$5,000, our premium would be less.

**Personal Insurance:** Owners need to find out if they have coverage for the strata's deductible. If there is fire or damage in a unit under \$1,000, (our current deductible), the strata corporation may ask you for that money, unless your personal insurance covers that strata deductible.

**5) Financial Report:** Attached. The current balance of \$13,466 will be \$4,466 (after \$7,000 is transferred to the CRF. (Contingency Reserve Fund), and the \$2,000 bill for fencing is paid.

We started this fiscal year with \$4,939 in our account. Do we want to hold back some of the CRF contribution for our insurance overrun? Can we pay insurance in instalments? General discussion. Our roof is now 12 years old. The current roofing was well done. The roof may last another 8 years. Replacement costs will be in excess of \$100,000.

The budget for 2015-2016 must be prepared no later than Tuesday, March 10, to allow the two weeks needed to circulate to owners before the AGM. We will have another quick meeting on it.

**6) Maintenance Updates:** SL 22 reports that we are waiting for the weather to warm up to continue repairs on SL 22 and 20 and the survey of other units.

Smoke alarms: We haven't looked at them for a year. Owners need to check their smoke alarms. SL 12 will help with that task and SL 22.

**7) Grounds & Landscaping:** SL 3 reported on his meeting with three owners from North Woods (the neighboring strata). We've had verbal discussions with them, as their cedar trees that border our property have damaged and pushed at our fence, overflowing it in places. Their landscaping contractor can no longer trim the trees as the branches are too large. This has caused us \$3,079 in fence repairs so far this year.

Two of their representatives were sympathetic to the problem. Their concern is how much money it will cost them to fix the problem. Our other neighbor, Chris Reid Accounting, whose property borders units 8 to 10, has used a contractor, Andre Richard, and an arborist. They trimmed the trees on their side and removed the branches pushing against our fence. Reid paid for the work from SL 8 to SL 10. It has made a huge difference. North Woods will consider using the same contractor to do the rest of the work. SL 3 will follow up on progress before our AGM.

Eddy will resume his landscaping work sometime in March.

8) **CHOA Seminar:** Five council members attended the seminar in Sechelt on Wed. Mar 4. SL 22 reported that the presentation was good. Very informative, covered a lot of information.

9) **Interest By-law:** We've learned that our bylaws must state a penalty and a fine for non-payment of strata fees or special levies, if we are to collect monies owed without a lot of legal action. Our current by-law #1 states that:

1. An owner must pay strata fees on or before the 1<sup>st</sup> day of the month to which the strata fees relate. As per the Act, Regulations and any amendments, failure to meet this requirement may result in a fine.

**Motion by** SL 20 that owners be asked to repeal this bylaw at the AGM and replace it with a stronger bylaw. 2<sup>nd</sup> by SL 3. Carried unanimously.

**Motion by** SL 20, 2<sup>nd</sup> by SL 3, that the following bylaw be adopted:

1. (1) An owner must pay strata fees on or before the 1<sup>st</sup> day of the month to which the strata fees relate. As per the Act, Regulations and any amendments, failure to meet this requirement will result in a fine of \$200.
- (2) The strata corporation may charge interest at the rate of 10% per annum compounded annually if an owner fails to pay:
  - a) strata fees,
  - b) a special levy,
  - c) reimbursement of the cost of work referred to section 85\* of BC's Strata Property Act
  - d) the strata lot's share of a judgment against the strata corporation.

**Amendment to motion by** SL 8, 2<sup>nd</sup> by SL 12 that the wording remove the word "will" and replace with "may result in a fine of up to \$200."

**Motion by** SL 10, 2<sup>nd</sup> by SL 22, that the motion be adopted as amended. Carried unanimously.

10) **AGM Preparation:** SL 12 agreed to handle the registration desk and voter cards.

11) **Form F Payment:** item tabled.

12) **Correspondence:**

SL17 asked permission to install an enclosure for her cats on her patio, as she is due for open heart surgery.

**Motion by** SL 20 2<sup>nd</sup> SL 8 that her request be granted. Carried

SL 1 letters requesting names instead of SL numbers be posted in the minutes. Discussion.

**Decision:** Council agreed unanimously to post first names with the SL numbers on the attendance roster at the beginning of council minutes. As these minutes and other strata documents appear on our strata website, we wish to preserve privacy and not use last names.

SL 1 also agreed that therefore she would withdraw her request to be heard at the AGM on this question. Council thanked her for the consideration.

**Next meeting date:** to be determined by our treasurer who is waiting for insurance quotes.

2:15 pm **Motion by** SL 20, 2<sup>nd</sup> by SL 10 to adjourn. Carried



**Minutes of the Annual General Meeting of Strata Corp VAS 2893  
Kiwanis Meeting Room**

**Wed. March 21, 2015**

In Attendance: Lee SL1, Pat G SL2, Alan & Maureen SL3, Wynne SL4, Grant SL5, Pat L. SL6, Sylvia SL7, Martin & Sandra SL8, Dorothy SL 10, Thelma SL11, David SL12, Molly SL 13, Shannon SL14, Evelyn SL15, Len SL16, Cathy SL17, Carol SL18, Anne SL20, Barb SL22, Pat A. SL 25, Brian & Mary Ellen, SL26 (21 units represented).

**1. Call the meeting to order:** at 18:30 hours. (6:30 pm). SL 3 in the chair.

**2. Certify proxies:** Bill SL 24 given to SL3

**3. Determine a quorum:** quorum present (21 units represented and one proxy)

**4. Approve the agenda:**

Motion by SL10 2<sup>nd</sup> by SL 4 that the agenda be approved as circulated. Carried.

**5. Minutes of the March 26, 2014 AGM** were circulated.

Motion by SL 15 2<sup>nd</sup> by SL 26 that the minutes be approved as circulated. Carried.

**6. Old business arising from minutes:** none

**7. Insurance Report:** by SL 8, treasurer. We got several quotes due to large increases in costs. Have accepted the best bid, from BPL, cost \$13,059, still a hefty increase. Highest bid was over \$17,000.

Motion by SL 3 2<sup>nd</sup> by SL 22 that we accept the report. Carried.

The policy will be available to owners on request. Owners are responsible for household insurance. An information sheet was handed out, so that owners can check coverage of their household insurance. Deductibles can be high on some items of the strata insurance.

**8. Financial Report:** by SL 8, treasurer. We have \$82,869 in the contingency fund. We put in \$14,000 in 2014-15. Preventive maintenance was higher than expected. We thank the anonymous donor who contributed \$2,000 this year to the strata. That gift enabled us to balance the budget.

Motion by SL 8 2<sup>nd</sup> by SL 18, that we accept the treasurer's report. Carried.

**9. Proposed budget for April 1, 2015 to March 31, 2016:** by SL 8, treasurer

Motion by SL 26 2<sup>nd</sup> by SL 1 that we accept the treasurer's report. Carried

Motion by SL 5 2<sup>nd</sup> by SL 13 that we increase our strata fees by 7% as recommended in the 2015-16 budget. The new fees are as circulated with the AGM notice. Carried

**10. Bylaw #1 repeal and revision:**

Motion by SL13 2<sup>nd</sup> by SL 8: Be it resolved by a ¾ majority vote by the owners of Strata Corporation VAS 2893 approve that all of Bylaw #1 be repealed. Carried unanimously

Motion by SL 10 2<sup>nd</sup> by SL 15: Be it resolved that a ¾ majority vote by the owners of Strata Corporation VAS 2893 approve the addition of a new Bylaw 1.(as shown below) Carried unanimously

1. (1) An owner must pay strata fees on or before the 1<sup>st</sup> day of the month to which the strata fees relate. As per the Act, Regulations and any amendments, failure to meet this requirement may result in a fine of up to \$200.

(2) The strata corporation may charge interest at the rate of 10% per annum compounded annually if an owner fails to pay:

a) strata fees,

b) a special levy,

c) reimbursement of the cost of work referred to section 85\* of BC's Strata Property Act

d) the strata lot's share of a judgment against the strata corporation.

**11. New Business:** work party: lot of positive comments about last year's work. Could we wash the siding this year? Discussion of pressure washing. Residents will be notified of any work party.

**12. Grounds & Landscaping Report:** The question of the cedar tree hedge, which is pushing against our fence and has caused damage: council is dealing with our neighboring strata North Woods. They have a quote on cutting off branches and trimming on our side of the “hedge.” North Woods has asked us to contribute to the cost. We have declined, as we have already spent at least \$2,000 this year on fence repair, much of which was caused by the tree “hedge”.

**13. Maintenance Report:** We have damage in units #22 and #20, caused by insufficient protection from window/rock wall facing flashings. Repairs await better weather. We are also checking on bathroom vents in several units.

**14. Updated owner list:** circulated.

**15. Smoke alarms:** It’s important to have our alarms checked yearly. Most are hardwired. Ask council if you need help. #22 and #12 will assist owners checking their alarms this year.

**16. Work party in summer:** date tba

**17. Items from floor.** #1 reports that she would like to thank the work party helpers in June, 2014.

**18. Nominations for new council** (not less than 4 or more than 7) Motion by SL 26, 2<sup>nd</sup> by SL 5, that the current council be re-elected for another year. Carried.

**19. Adjourn meeting:**

Motion by SL 20 2<sup>nd</sup> by SL 14 that the meeting be adjourned at 7:40pm. Carried.

SL 1 would like to be informed of council meetings. The current secretary and chair agreed that we could email owners in advance of council meetings. Meetings are called as needed, not necessarily on a monthly basis or at the same day/time each month.

**Minutes of the Council Meeting of Strata Plan VAS2893**  
**Wednesday, April 29, 2015 10am**      Location: SL 10

In attendance: Council: Alan SL 3, Martin SL 8, Anne SL 20, Barb SL 22, Evelyn SL 15, Dorothy SL 10 and David SL 12.

This council meeting was called by SL3.

- 1) **Call the meeting to order:** by SL3 at 10.00 am
- 2) **Approve the agenda:** MSC (Moved, seconded, carried).
- 3) **Approve the minutes of the Mar 18 meeting.** MSC
- 4) **New council positions:** Alan will chair the strata council

Motion by SL20 2 <sup>nd</sup> by SL 10	Carried
Martin will continue as treasurer	
Motion by SL3 2 <sup>nd</sup> by SL20	Carried
Anne will continue as secretary	
Motion by SL3 2 <sup>nd</sup> by SL15	Carried
Barb will continue as vice chair	
Motion by SL20 2 <sup>nd</sup> by SL3	Carried

**5) Financial report:**

Bank balance April 3 before strata fees deposited was \$11,461.47. We deposited \$20,228 on April 3 for a balance of \$31,689.47. The large deposit was due to the fact that some owners pay a lump sum or quarterly. We have received about 40% of our revenue.

Expenses:

April 1 B.F.L. insurance premium	13,068.00
April 3 Contingency Fund contribution	7,000.00
April 3 Eddy & Maisy H.G.M. (landscaping)	887.91
April 3 Al Naseth (printer supplies)	74.45
April 16 Eddy & Maisy H.G.M.	887.91
April 16 Gibsons Building Supplies	54.70
April 30 Eddy & Maisy H.G.M.	887.91
April 30 Dykstra Homes (repairs SL 22)	2,548.33
Total	25,409.21
<b>Balance April 30</b>	<b>6,280.26</b>

This means we are tight on expenses for the year. SL 23 has some window clouding issues and the patio door needs replacing for a cost of about \$1,000. We welcome the new owners, Brian & Carol Smith.

Motion by SL20 2<sup>nd</sup> by SL 13 to accept the financial report.      Carried

**6) President's report:** So that future councils have a record of work done on any unit, from now on, any work assigned for a unit will be processed through a work order. For example: SL 18 bathroom vent pipe needs to be joined to the exterior roof vent. This requires a work order. The chair will keep a written record of work orders.

Thank you, owners, for submitting any requests in writing for work/repairs to be paid for by the Strata. These will be filed with the work orders.

**7) Maintenance / repairs**

Report from SL 12 on light bulb replacement:

New bulbs have been put into all the lamp standard globes. Four are still not working: the top (middle) one in front of Units 3 and 4; the west one in front of Unit 7; the south one across the road from Unit 7.

The west one by the parking area across from the side of Unit 25 – this is the only one (of the four) that is not a Sylvania Fluorescent Compact. The owners of SL 12 has stuck square silver duct-tape bits on each of the non- working globes, near the bottom on the opposite side from the centre of the cluster. Receipt from GBS for \$45.59 for 5 CFL 13W G23 2PIN PREHEAT (Sylvania Fluorescent Compacts)

Three of these were installed in sockets that are not working; this suggests that the three taken out and put into recycling may still function.

**8) Letter from Northwoods Strata regarding cedar trees pushing on our fence:**

The strata recommends that we share the cost of trimming the cedars from Northwoods that impact our fence. They will not pay the full cost.

**Motion:** Our strata will contribute half of the \$1,200 estimate for trimming back the cedar tree hedge between North Woods and North Oaks. The hedge will be cut back on the North Woods site. Carried unanimously.

**9) Correspondence from Darren Kopeck of Solution Based Contracting (SBC). The bathroom vent in SL 18 is not connected to the outside and is blowing moisture into the attic. The attic venting has been covered by insulation. This will result in serious moisture damage to the unit – and others – if the situation exists in more than one strata lot.**

Discussion: SL8 will check on SL10 and SL 18 within two weeks to determine further actions.

Front taps #18 and 14 not working. SL 3 will check these.

**10) External inspection:** There will be an external inspection tour on a sunny day in May of all units. Smoke alarms will be checked on Friday May 1. (internal inspection).

**11) Motion to adjourn** at 11.30 am by SL 20, 2<sup>nd</sup> by SL 15.

Carried

**Next meeting date:** Wed May 27 at SL 22 at 9.30 am

**Minutes of the Council Meeting of Strata Plan VAS2893**  
**Wednesday, May 27, 2015 9.30am**      Location: SL 10

In attendance: Council: Alan SL 3, Martin SL 8, Anne SL 20, Barb SL 22, Evelyn SL 15, Dorothy SL 10 and David SL 12.

This council meeting was called by SL3.

- 1) **Call the meeting to order:** by SL3 at 9.30 am
- 2) **Approve the agenda:** MSC (Moved, seconded, carried).
- 3) **Approve the minutes of the April 29 meeting.** MSC
- 4) **Financial report:**

Our bank balance is \$9,727 April 30

Motion by SL20 2<sup>nd</sup> by SL 13 to accept the financial report.              Carried

**5) President's report:**

Status of Northwoods Strata regarding cedar trees pushing on our fence:

Our chair phoned Tony, chair of the Northwoods Strata Council and delivered a letter from our strata, stating that we are willing to share equally the expense of trimming the cedars. Tony said he has to take our letter to an executive meeting of their strata.

Window replacements: Three units in # 23 & #25 We have quotes from Peter Kerbis and the Glass Doctor. Peter's: \$1075 plus tax.

Motion by SL20, second SL22, that two council members inspect Units 23 and 25 and if the members agree, we replace the glass windows that have broken seals in units 23 and 25.

Carried

**Outdoor lighting**

The ballasts (like a socket) are going, and three are not working at all. LED replacements will last longer and need less maintenance. SL 3 will get a quote from Mark at Olsen Electric to fix the outdoor lighting as needed. This is a possible work party project.

**Watering**

We shut down the outside perimeter watering last fall. We are under water restrictions, currently allowed 2 days a week for 2 hours max to water on Mondays, Wednesdays and Saturdays.

**Work party:**

SL#3 will check with #23 and others to see when is a good date. See below.

**8) Correspondence #1** re communal garage sale, with proceeds to the strata. Decision: If you are considering having a personal garage sale, do let us know. Other units might want to join in.

**9) External inspection:** We'll circulate the results with the minutes.

**10) Motion to adjourn** at 11.17 am by SL 20, 2<sup>nd</sup> by SL 3.                                      Carried

**Work Party on Thursday June 18 has been cancelled!**

**Cancelled due to water restrictions. ... We will likely have one this fall.**

**FOLLOW UP TO MINUTES:**

**1) Tree trimming on hedge bordering our fence with Northwoods Strata:**

**Monday, July 6, starting at 8 am**

**Minutes of the Council Meeting of Strata Plan VAS2893**  
**Wednesday, Nov 25, 2015 9.30am**      Location: SL 3

In attendance: Council: Alan SL 3, Martin SL 8, Anne SL 20, Barb SL 22, Evelyn SL 15 and David SL 12. Regrets: Dorothy SL10. This council meeting was called by SL3.

- 1) **Call the meeting to order:** by SL3 at 9.30 am
- 2) **Approve the agenda:** MSC (Moved, seconded, carried).
- 3) **Approve the minutes of the May 27 meeting.** MSC

**4) Financial report:**

Our bank balance is \$12,034.01, Nov. 25. CRF (contingency reserve fund) \$83,943.96  
Motion by SL20 2<sup>nd</sup> by SL15 to accept the financial report. Carried

We estimate that we can contribute \$10,000 to the CRF by the end of this fiscal year.

**5) President's report:**

Unit #19 is for sale due to the death of Mike Badran. The shed was removed and grass repairs were paid for by the owner. Unit #9, Robert Sibley died. It is not listed yet.

Gates or gate locks on #16 and #12 need repair. Fire alarms have been checked. #23 doesn't work, it will be fixed by owner. The soaker hose piping was insulated by our president.

**6) Depreciation report (DR):**

The insurance appraisal part of our DR is due February 2016, the main report April 2016. We are required by BC law to have an updated DR every three years. If we choose not to, we require a 2/3 vote by owners at the AGM. Pacific Rim Appraisals did our original report Feb. 2013 - 146 pages, very technical. Quotes are \$3,300 for a report update, or \$4,200 to include an insurance appraisal.

Much discussion. SL #8 contacted MLA Nicholas Symons to clarify the status of BC stratas re DRs and renewals. Is it in our best interest to pay DR renewal fees of approx. \$100 per month (over 3 years), or is there an alternative? Most council members question the use of this legal requirement, as DRs seem designed for high or medium rise stratas. How applicable is it to our strata?

Neighbors have similar opinions. Decision: Council members will talk to local stratas about DR options, and search for other qualified firms. We don't need an insurance appraisal – we have one.

**7) CHOA seminars:** (Condominium Home Owners Association) (31,000 + strata corporations in BC) #20 attended the all-day seminar in Sechelt Nov 5. The morning session was on bylaws. The afternoon was on Civil Resolution Tribunal (CRT), and implementing Depreciation Reports.

**8) Water conservation:**

#22 mentioned that owners need to get used to conserving water year round.

**9) Correspondence:**

Letters from #14 re faucets, gate handled. Screen needs repair/replacement. #2 patio door stuck, new rollers were put in. Question from #14 re care for common property.

**10) House sit for #20:**

SL20 is away for an extended period and has an opportunity for a retired couple from Ontario to house sit in 2016. There is illness in the family. #20 requested permission from the council to do this. Please contact Anne at 604 312 0661 if you have any questions/concerns.

**11) Natural gas:**

Some owners have asked if we can have gas supplied to our strata. SL8 is looking into it and will check with Fortis. Costs are involved.

**12) Motion to adjourn** at 11.15 am by SL 12, 2<sup>nd</sup> by SL 3. Carried

Respectfully submitted, by SL20. Happy holidays all!