

STRATA COUNCIL MEETING
VAS 2893 North Oaks
Monday, January 8th, 2018, 9:30 am
Location: SL 15

Happy New Year!

COUNCIL MEMBERS PRESENT: SL 3, SL 8, SL 10, SL 15, SL 17, SL 18. Regrets SL 22.

OPENING OF MEETING: the meeting was called to order by the chair at 9:33 am.

APPROVAL OF AGENDA: moved by SL 18, seconded by SL 15, the agenda was approved.

APPROVAL OF COUNCIL MEETING MINUTES OF: November 22nd, 2017. Moved by SL 10, seconded by SL 3, the minutes were approved.

OLD BUSINESS:

- a) Snow Management - SL18:
 - the snow removal contract has been confirmed for this year, should snow removal be required;
 - the Town of Gibsons has been contacted with regards to help in clearing sidewalks. As per their suggestion, Council will contact the Bylaw Enforcement Officer if and when the sidewalks need clearing; (*see "Correspondence" (I) below*)
 - a supply of salt has been put in a container outside of our central shed, available for residents' use. Please contact Council if the supply runs low.
- b) Strata Winter Event - SL 17: our group of 6 sang merrily on a mild, festive Dec. 21st and were warmly received by those who were home. Thank you to all involved!
- c) Winter Maintenance of Residence Pipes - SL 18 and SL 17: Council discussed to what extent residents should go to ensure their outdoor pipes do not freeze. It was noted that all outdoor taps are of the "frost free" variety and removing outdoor hoses is sufficient to prevent damage.

CORRESPONDENCE - SL 17:

- a) to the gutter and downspout cleaner, confirming method of cleaning and cautioning re: care of roofs;
- b) from gutter repair man, detailing service;
- c) to the company Council did not hire for gutter cleaning, thanking for the quote;
- d) from potential new owner, phone call to SL 18 re: age of roofing in complex (*note: our roofs are in very good shape, as noted in the Depreciation Report. It suggests our roofs should last until 2027.*)
- e) from SL 18 to trucking company, to please stop using our Kiwanis Road driveway to negotiate turn into business lane across the road (*update: there has been no reply. The situation will continue to be monitored and, should the company's practice continue, Council will phone to follow up.*)
- f) from SL 18 to Town of Gibsons, inquiring if sidewalk snow removal service is available to needy residents and requesting assistance for our complex;
- g) from realtor to SL 17 and SL 18, requesting documents and forms for purchase of unit;
- h) from SL 17 and SL 18 to realtor, with requested documents and forms;
- i) from SL 12, detailing steps taken to winterize pipes;
- j) to snow removal company from SL 18, confirming service should it be needed;
- k) to snow removal company, follow-up phone calls to confirm service;
- l) from The Town of Gibsons, indicating there is some snow removal assistance available for residents with challenges. The strata is encouraged to attempt to clear the sidewalks but, if this task is determined to be too difficult, to contact the Bylaw Enforcement Officer;
- m) from SL 18 and SL 17 to residents, reminders of the Strata Carol Sing;

- n) two replies from residents regarding the Carol Sing;
- o) from new owner, informing Council of date of move in and contact details;
- p) phone call to the roofing company that services our complex, notification of dampness in a skylight in SL 18. Upon inspection, they determined incomplete flashing and a small repair was done.

FINANCIAL STATEMENT - SL 10:

November Revenues: Chequing - \$22 439.06
Deposit - \$2 864.19
Savings - \$5 110.33
Shares - \$30.24
Term Deposits - \$107 050.73
November Expenses: Total Paid Out - \$3 927.95
November Current Bank Balance to Date: \$21 375.30

December Revenues: Chequing - \$21 375.30
Deposit - \$2 864.19
Savings - \$5 108.02
Shares - \$30.24
Term Deposits - \$107 050.73
December Expenses: Total Paid Out - \$26.00
December Current Bank Balance to Date: \$24 213.49

Discussion ensued as to the monies allocated in 2017 for fencing and cement repairs not yet being spent. It was agreed these monies will be utilized in 2018.

Moved by SL 10, seconded by SL 15, to accept the financial statement as presented. Accepted.

NEW BUSINESS:

- a) Preparations for the 2018 Annual General Meeting are underway:
 - we will hold our 2018 AGM **Wednesday, March 21st, at 6:30 pm;**
 - the venue will again be **The Kiwanis Apartments Meeting Room.** SL 12 will book.
 - financial and insurance reports are being prepared; our insurance policy will be renewed before the AGM; Moved by SL 8, seconded by SL 10, that the Contingency Fund contribution for the current financial year be the \$13 000 total as allocated in the budget. Approved unanimously.
 - the Depreciation Report is being reviewed.

NEXT MEETING DATE: the next Strata Council Meeting will be held on Monday, February 5th, at 9:30 am in SL 15.

ADJOURNMENT: the meeting was adjourned at 11:44 am. Moved by SL 3, approved.