

STRATA COUNCIL MEETING
VAS 2893 North Oaks
Tuesday, April 3rd, 2018, 2:00pm
Location: SL 18

COUNCIL MEMBERS PRESENT: SL4, SL10, SL17, SL18, SL19, SL22. Regrets SL3.

OPENING OF MEETING: the meeting was called to order by the chair, SL18, at 2:01pm.

DESIGNATION OF COUNCIL POSITIONS: the newly elected Strata Council positions are: President - SL18, Vice President - SL22, Treasurer - SL10, Secretary - SL17, Members-at-Large - SL3, SL4, SL19.

APPROVAL OF AGENDA: moved by SL19, seconded by SL22, the agenda was approved.

APPROVAL OF COUNCIL MEETING MINUTES OF: March 1st, 2018. Moved by SL18, seconded by SL19, the minutes were approved.

OLD BUSINESS:

- a) Walkabout To Assess Fencing - SL18: weather and time constraints have delayed the Council walkabout. It will be done soon, possibly after this meeting, weather permitting.
- b) Repair to Unit 22 - SL18: the back step of Unit 22 will be repaired when the other cement repairs in the complex are done.

CORRESPONDENCE - SL 17:

- a) To residents re: payment of strata fees;
- b) To residents re: changing batteries in smoke detectors;
- c) To SL6 and from SL6 re: telephone list;
- d) To webmaster and from webmaster: four exchanges re: transferring the North Oaks website;
- e) From SL24, note of thanks to be read at AGM;
- f) From SL14, SL8, SL4, SL23, SL24, SL25, SL13, SL19 - petition to revoke on Fortis Gas installation;
- g) From SL14 and to SL14 - four exchanges securing Strata Property Act information;
- h) To residents: strata fees reminder;
- i) From CHOA Advisor to SL18 - advice to seek counsel from a strata lawyer; details of the Strata Property Act;
- j) To SL18 - name of strata lawyer forwarded;
- k) To and from SL10, SL17, the present webmaster and the prospective webmaster: fifteen exchanges for information regarding the transfer of the North Oaks website.

FINANCIAL STATEMENT - SL 10:

- a) March Revenues: Chequing - \$22 821.64
Deposit - \$2 864.19
Savings - \$5 115.17
Shares - \$30.84
Term Deposits - \$115 208.42
March Expenses: Total Paid Out - \$34.75
March Current Bank Balance to Date: \$25 666.08

Moved by SL10, seconded by SL22, to accept the March Financial Statement as presented. Accepted.

NEW BUSINESS:

- a) New Webmaster - SL10: Our current webmaster will soon be ending site duties for North Oaks and the strata must find a replacement. SL10 contacted a person willing to take over webmaster duties. Details of the transfer, of revamping the site, and costs involved were presented and discussed. It was acknowledged that the transfer process would incur expenses additional to the usual maintenance fee,

and that the new webmaster's fee will be greater than what strata was charged previously, though efforts would be made to keep costs down. Council felt the proposal to be a good one. Moved by SL10, seconded by SL4, to proceed with arrangements to hire this person to recreate and maintain the North Oaks website. Approved unanimously.

- b) Petition - SL 18, SL 17: Council is moving forward with the petition submitted at the AGM to have a revote on the matter of Fortis B.C. installing natural gas in the complex. SL18 has been in touch with CHOA for advice on proceeding with the Special General Meeting. The condition of holding the revote within thirty days of the receipt of the petition was considered problematic. The four-day Easter weekend, securing dates for presenters, booking a venue, legal counsel and distributing the Notice Package were cited as reasons. Council needs agreement from the petitioners that an extension is a reasonable request. SL19 will contact those owners for their agreement. A Special General Meeting will be held as soon as possible.
- c) Visibility at North Road Entrance - SL18: Council addressed two concerns regarding entering and exiting North Oaks from North Road - lighting and intrusive parking. Solar lighting, lights with protective cages, and positioning the lighting atop the pillars were discussed. SL22 will look into these suggestions, as well as others. Owners, if you have any ideas, please contact Council. Thank you. Secondly, Council is going to contact the Town of Gibsons once again regarding the lack of visibility caused by vehicles parking too close to the entrance. It is creating a dangerous situation for drivers exiting and entering our complex.

NEXT MEETING DATE: the next regular Strata Council Meeting will be held Wednesday, May 2nd, 2pm, in SL4.

ADJOURNMENT: the meeting was adjourned at 3:57pm. Moved by SL10. Approved.