

STRATA COUNCIL MEETING
VAS 2893 North Oaks
Wednesday, May 2nd, 2018, 3:00pm
Location: SL 4

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

OTHER OWNERS PRESENT: SL23

OPENING OF MEETING: the meeting was called to order by the chair, SL18, at 3:00pm.

APPROVAL OF AGENDA: the agenda was amended, moved by SL19, seconded by SL3, approved.

APPROVAL OF COUNCIL MEETING MINUTES OF: April 3rd, 2018. The approval was moved by SL10, seconded by SL22, approved.

OLD BUSINESS:

a) Assessment of Fencing, Cement Repairs and Lighting Updates - SL3:

- fencing repairs to SL19 were done and other repairs are being made on an ongoing basis. There is a lot to be repaired. It is noted that the posts are also deteriorating.
- cement repairs will be beginning on Monday, May 14th. The process of prepping, pouring and curing will take approximately 2 weeks. Work will be done mainly in the areas of SL3 and SL 25/SL26, at which time parking and traffic will have to be redirected. A patio extension at SL 22 will also be done at this time, at the owner's expense.
- three bulbs in the outside light standards are out and will be replaced.

b) Website Report - SL 10, SL 17: a new webmaster was hired, the website has been revamped, and is now up and running, using the same web address as before. A notice will be sent to residents to inform them of the change.

c) Lighting at Entrances - SL 22: to help improve visibility at our entrances, Council has ordered four electric lights to sit atop of the stone pillars. The wiring is already inside the pillars so, when the lights arrive, connection should be relatively straightforward.

d) Petition Re: Bringing Natural Gas Into Complex:

- all meeting attendees engaged in a productive discussion of planning for and holding the requested Special General Meeting;
- Council is taking the necessary steps to arrange for a second SGM to repeat the vote on the installation of gas but, should there be a request for further votes on the same issue, Council will hand the responsibility over to those owners making the request;
- clarification was made regarding the steps that led to the lawyer's presentation at the previous SGM, the reasons for examining certain back yards and the language of the contract;
- it was agreed that, in upcoming informational meetings and the next SGM, the issues both for and against installation need to be discussed in an objective manner;
- preparing for the SGM must be done under the counsel of a CHOA (Condominium Home Owners' Association) recognized lawyer to ensure legality on both strata and Fortis sides.

STEPS TO BE TAKEN GOING FORWARD:

1. take the necessary time, to the satisfaction of all owners, to plan and hold the SGM. SL23, or another representative of the petition, will be contacting owners personally to hear of their views and preferences;
2. find a CHOA recognized lawyer who will act without bias;

3. contact Fortis again and request they provide alternative strategies for installation. Owners with concerns about the installation must be represented and their issues addressed;
4. any meeting held regarding the gas installation will be open to all owners.

CORRESPONDENCE - SL 17:

- a) from and to realtor, regarding request for forms;
- b) to realtor, requesting information about documents;
- c) from SL1, requesting information on voting at SGM;
- d) from SL18 to SL1, with requested information;
- e) from SL19, requesting a second repair to fence panels;
- f) from realtor, requesting insurance information and form;
- g) from SL18 to realtor, with above requests;
- h) from SL18 to the Ministry of Transportation and Infrastructure, an appeal to remediate the ongoing hazardous situation that is taking place on North Road with vehicles parking too close to our entrance and blocking our sight lines;
- i) numerous emails between SL10, SL17 and the new webmaster, preparing the updated website;
- j) from SL24, request for repair to kitchen window screen;
- k) from notary public, requesting forms;
- l) from SL14, informing of ant problem in crawlspace and steps taken to date, and a request for further action;
- m) from SL6 to SL18, informing of damage to bathroom skylight;
- n) from SL18 to SL6, with suggestions for inspection and repair;
- o) to all residents, notice of updated website and upcoming garage sale.

FINANCIAL: APRIL STATEMENT - SL 10:

Assets: Saving and Contingency - \$120 629.39
Beginning Bank Balance - \$25 669.08
Deposit - \$18 663.77

April Paid Out:

Kiwanis Rent - \$25.00
Bank s/c - \$12.00
B.C.Hydro - \$26.00
Repair #18 - \$573.15
Petty Cash - \$75.00
Copy Shop - \$150.00
BFL Insurance - \$13 984.00
Garden Supplies - \$450.62
Garden Maintenance - \$2798.58

Total Withdrawal - \$18 094.35

Bank Total - \$26 238.50

Motion to approve the April Financial Statement: moved by SL10, seconded by SL3, approved.

FINANCIAL: REQUEST FOR APPROVAL - SL10:

Motion for approval to put a \$10 000 payment (of the \$13 000 that was budgeted at the AGM) into the contingency fund as of May 18th. Moved by SL10, seconded by SL4, approved.

NEW BUSINESS:

- a) Spring Garage Sale - SL22: will be held Saturday, May 26th, 9am - 2pm. SL22 will organize. A notice will be sent to residents.
- b) Spring Cleaning Work Party - SL18: will be held late May or early June, weather permitting. A notice will be sent to residents. Cleaning will start with Units 20-26, as these did not get done last year, and will continue as time allows.
- c) Ants - SL18: ants have been reported in the crawl space of SL14. Treatment is necessary, as well as further inspection to see if they have spread to adjacent units. Also important is locating the main nest and treating it as well. Council will act on this right away.
- d) Screen of SL24 - repair has been done.
- e) Back window of SL25 - has been repaired.
- f) Screen door replacement of SL23 - SL3 and SL23 will carry out the repair.
- g) Bathroom skylight of SL6 - it was determined the repair is needed to the interior, not the roof flashing.
- h) Submission of T5s, 2012 - 2017, to the Canada Revenue Agency is being completed by SL10.

NEXT MEETING DATE: the next meeting will take place Wednesday, May 30th, 9:30am in SL19.

ADJOURNMENT: the meeting was adjourned at 5:26pm. Moved by SL4, approved.