

STRATA COUNCIL MEETING
VAS 2893 North Oaks
Wednesday, May 30th, 2018, 9:30am
Location: SL 19

COUNCIL MEMBERS PRESENT: SL3, SL4, SL10, SL17, SL18, SL19, SL22.
OTHER OWNERS PRESENT: SL23.

OPENING OF MEETING: the meeting was called to order at 9:30am by chair SL18.

APPROVAL OF AGENDA: motion to approve agenda: moved SL22, seconded SL10, approved.

APPROVAL OF COUNCIL MEETING MINUTES OF: May 2nd, 2018. Motion to approve Minutes: moved SL18, seconded SL10, approved.

OLD BUSINESS:

a) Maintenance - SL3:

- fence work - five panels have been repaired and the work continues;
- cement repair update - work has been delayed with no word yet as to when it will take place. Residents will be informed when it is rescheduled;
- lighting at entrances - the electrical connection to the newly installed lamps is faulty; an investigation into the cause will be done;
- flashing of bathroom skylights in SL6 and SL9 will undergo inspection;

b) Developments regarding petition to bring Fortis Natural Gas into the complex - SL 23:

- two messages have recently been sent to residents; one requesting feedback;
- a priority is to keep the process open and take the time to bring about a result that is satisfactory to all;
- the petitioners will contact the new owners personally to inform them of developments to date;
- knowing an owner's "yes" or "no" opinion regarding installation is crucial for the process to continue; if there are a significant number of "yeses", discussions with other parties (ie. Fortis) will be held;
- the question arose as to whether the conditions/methods of gas installation have changed since the last vote. SL23 or SL4 may contact Fortis to determine if our information is current.

REMINDER: if you have not already done so, please contact SL23 or SL4 regarding the Fortis message sent out May 25th. Contact email addresses and telephone numbers were provided in the message. All replies will be held in confidence. Thank you.

c) Spring cleaning work party - SL 18: the decision was made to hold it on Saturday, June 3rd, within the time frame of the SCRD Stage 1 Water Restrictions. The washing of the siding of the units not done last year will be the priority. A notice will go out to residents immediately.

d) Realtors'/lawyers'/notaries' forms regarding sale of Unit 2 and Unit 16 - SL22: all forms have been completed and sent;

e) Ants in the complex - action to date - SL 3 and SL18: professional treatment has been done to the northwestern area of the complex. The crawl spaces of SL13 and SL14 were treated, as well as the common area planter in front of SL14 and the mulch area alongside SL16. Minor carpenter ants were found.

*** Please protect your own area. The products "Ant Off" and "Terro" have been found to be effective. If you should notice large ants, though, please contact the Strata Council. Thank you.

f) Spring garage sale held May 26th - SL 22: once again, we were fortunate to have good weather. Attendance was down from previous years but, overall, it was a successful sale.

CORRESPONDENCE - SL 17:

- a) from notary, requesting Form Certificates;
- b) from SL4, requesting permission to build pergola on deck; (permission was given)
- c) from realtor, requesting clarification of bylaw;
- d) from potential buyer, regarding bylaw;
- e) from SL18, response to potential buyer;
- f) from SL 25, correction regarding back window - repair not yet done - and a request for replacement of front screen door;
- g) from SL 23 to residents, informing of how the Fortis Gas petition is proceeding;
- h) from SL 24, affirming the procedure;
- i) from SL 9, an oral request for examination of bathroom skylight before conducting renovations;
- j) from SL 24, requesting information regarding a window cleaner to hire;
- k) from notary, repeating request for Form Certificates;
- l) from SL 23 to residents, an update message regarding Fortis Gas survey proceedings;
- m) from SL 1, response to message from SL 23;
- n) from SL 20, request for rehangng of front screen door;
- o) from realtor, requesting Form B;
- p) to realtor, with required Form B;
- q) from SL7, requesting permission to replace aging patio at owner's expense; (permission was given)
- r) from SL22, requesting replacement of front and back wall vent covers.

Note: Front screen doors are not part of the original strata lot. Their maintenance or replacement, therefore, is the owner's responsibility.

FINANCIAL: MAY STATEMENT - SL 10:

Assets:	\$131 028.25
Beginning Bank Balance -	\$ 17 197.36
Deposit -	\$ 3 793.47
Total Withdrawal -	\$ 4 791.00
Bank Total -	\$ 16 199.83

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

NEW BUSINESS:

- a) Exterior/flashing around bathroom skylights - SL18: inspections of SL6, SL 9 and SL10 will be conducted;
- b) Suggestion to revisit pet bylaw - SL 19: Council will be reviewing our present strata pet bylaw, as well as other bylaws. SL19 and SL22 will conduct the review. Any changes to bylaws must be addressed and voted on at a General Meeting.
- c) Replacement of SL22 front and back wall vent covers - SL3 will conduct the replacements;
- d) Dryer vent/duct cleaning - SL 19: our strata is due for the dryer vents and ducts to be cleaned. SL19 will look into getting estimates from available companies and will report back to Council.

NEXT MEETING DATE: the next meeting will take place Tuesday, June 26th, 9:30am in SL22.

ADJOURNMENT: the meeting was adjourned at 11:40am. Moved by SL4, approved.