

STRATA COUNCIL MEETING
VAS 2893 North Oaks
Tuesday, June 26th, 2018, 9:30am
Location: SL 22

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

OPENING OF MEETING: the meeting was called to order at 9:32 am by Chair SL18.

APPROVAL OF AGENDA: motion to approve agenda: moved by SL19, seconded by SL22, approved.

APPROVAL OF COUNCIL MEETING MINUTES OF: May 30th, 2018. It was noted that an incorrect unit number was mentioned and that it would be corrected in this meeting's minutes. (*See Old Business - b*) Therefore, the motion to approve the May 30th Minutes proceeded. Motion to approve Minutes: moved by SL10, seconded by SL22, approved.

OLD BUSINESS:

a) Maintenance - SL3:

- fencing - repairs to the fences of Units 12, 18, 19, 20, 21, 22 and 23 have been done;
- skylight inspection results: the flashing around the skylights of Units 4, 6, 9 and 10 have been recaulked. Discussion ensued as to what would be the most cost-effective way of replacing aging skylights, eavestroughs and fascia boards as they are all deteriorating. Re-roofing the complex also needs to be addressed. This matter is still in the discussion phase, and no decisions have yet been made;
- outdoor lighting - an electrical connection for our entrance lanterns has not yet been found. A contractor continues to search;
- outside vents to crawl spaces: these important vents need to be open and have access to outside air. Some vents around units are closed and some have objects up against them. Weeds can also block them. These vents help keep the crawl spaces dry. A damp crawl space is attractive to ants and other insects. Please check your crawl space vents. Thank you.

b) Ants - SL 3, SL 18, SL17:

- correction of location of last month's professional inspection and treatment: the work took place in and around Units 14 and 15. Unit 13 was not involved, as was incorrectly noted in the last Minutes;
- new treatments administered by Council members: many large, black ants were seen around the upper area sidewalk and parking spot near Unit 20. Council applied ant killer and monitored the area for several days. The problem seems to have been remedied. Monitoring continues in the lower end of the complex, as well. Please contact Council if you notice large ants. Thank you.

c) Spring Cleaning Work Party - SL 22, SL 10:

- cleaning of the siding took place for Units 20, 21, 22 and 23;
- morning glory was removed from Unit 26. Thank you to our volunteers for the work done;

d) Dryer Vent Cleaning - SL19:

- quotes were obtained from two companies;
- further details regarding procedures and extent of cleaning are needed from both before a decision can be made as to which company to hire;
- the budget is tight but Council will work with the monies available;

e) Windows - SL18:

- the back room window of SL 25 needs to be replaced and arrangements are in process;
- a window in SL 24 needs assessing;

f) Bylaws - SL 22:

- a general discussion of our bylaws took place. Topics included pets, parking and government policies. Council is looking into whether our present bylaws need updating. Any changes, amendments or new bylaws may only be passed by the strata corporation at an Annual General Meeting or Special General Meeting.

CORRESPONDENCE - SL 17:

- a) notice to residents regarding Spring Cleaning Work party;
- b) offer from SL24 to provide treats for spring cleaning workers;
- c) response to notice from SL 14;
- d) from realtor, requesting bylaw information;
- e) from dryer vent cleaner, providing quote;
- f) updated telephone list to residents;
- g) from second dryer vent cleaner, providing quote;
- h) from SL2, requesting guest parking clarification;
- i) from SL1, requesting clarification of meeting minutes;
- j) from SL 13, notifying of error in naming units treated for ant infestation;
- k) notice to residents regarding aggressive deer on grounds;
- l) from SL 25, confirmation of aggressive deer;
- m) from SL24, response to deer notice;
- n) from SL1, informing that said deer attacked dog and the man who went to dog's aid. The deer was reported to Animal Control.
- o) from SL 6, informing a deer was in back yard the next day;
- p) from SL 16 new owner, letter detailing intended renovations;
- q) from SL 14 new owner, letter detailing intended renovations.

FINANCIAL: JUNE STATEMENT - SL 10:

Note from Council Treasurer: we are in "catch-up" mode this current year, and our monies are being utilized at a great rate for maintenance issues.

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|--------------------------|--------------|
| Assets - | \$131 030.86 |
| Beginning Bank Balance - | \$ 13 855.44 |
| Deposit - | \$ 6 136.27 |
| Total Withdrawal - | \$ 3 967.22 |
| Bank Total - | \$ 16 024.49 |

Motion to approve the June Financial Statement: moved by SL 10, seconded by SL 19, approved.

NEW BUSINESS:

- a) Form to Grant Requests for Alterations to Strata Lot: a draft form is being created by SL 18 and SL 22;
- b) Gardeners' Contract - SL 10: the gardeners' contract is coming due and a review is needed. Council will request the gardeners prepare a contract for the next 2-year period.
- c) Water Usage - SL 22: a reminder to conserve water wherever possible. We all subsidize each other's water usage. We are currently subject to SCRD restrictions and car washing could eventually be banned.

NEXT MEETING DATE: the next scheduled Strata Council Meeting will be held Wednesday, August 29th, at 9:30 am in SL 18.

ADJOURNMENT: the meeting was adjourned at 12:13 pm. Moved by SL 10, approved.

