

STRATA COUNCIL MEETING
VAS 2893 North Oaks
Wednesday, November 21st, 2018, 9:30am
Location: SL 22

COUNCIL MEMBERS PRESENT: SL 3, SL 4, SL 17, SL 18, SL 19, SL 22. Regrets SL 10.

OPENING OF MEETING: the meeting was called to order at 9:29 am by Chair SL18.

APPROVAL OF AGENDA: motion to approve Agenda: moved by SL 3, seconded by SL 19, approved.

APPROVAL OF COUNCIL MEETING MINUTES OF: October 10th, 2018. Motion to approve Minutes: moved by SL 4, seconded by SL 22, approved.

OLD BUSINESS:

a) Gardeners' Contract - SL 3, SL 18:

- the gardeners' contract was renewed for two years.
- Council discussed with them a detailed list of work to be done.

b) Home Inspection Report Concerns - SL 18:

- Council reviewed each section of the report and made note of the areas that require attention;
- in the Landscaping and Fencing section, the report states: "Some of the units have shrubs, bushes, hydrangeas, roses etc. very close to the front of the buildings which require trimming." Owners, please check your unit and trim any such plants which are too close to the building. Thank you.
- Council is considering a consultation for more advice on invasive trees.

c) Gutter Cleaning Report - SL22, SL 18:

- most of the work was completed in a day;
- the workmen reported that the gutters, overall, are in good condition;
- they noted the slope of some gutters make them vulnerable to leakage in the corners;
- fascias were rehung where needed and moss was cleaned off roofs;
- the cleaners will return in drier weather to try to correct the leakage at Unit 11.

d) Pet Bylaw - SL 19, SL 17:

- as reported previously, Council is reviewing the North Oaks Bylaws and looking into possible amendments and updates;
- a review of the existing bylaws governing pets is being done;
- any recommendations will be brought forward at an Annual or Special General Meeting and voted on by owners;

CORRESPONDENCE - SL 17:

- a) to residents, notice of cement repairs to take place;
- b) from SL 1, inquiry of garbage pick up on the same day as cement repairs;
- c) from SL 14, concerns about exhaust fan venting and party wall between SL 14 and SL 15;
- d) to SL 14 and SL 16, inquiry regarding telephone list;
- e) from dryer vent cleaning company, receipt of invoice;
- f) from SL 14 and SL16, telephone information;
- g) to SL 14, reply regarding repairs to exhaust vent and party wall;
- h) to residents, updated telephone list;
- i) to SL 25, regarding pets at large;
- j) from SL 25, inquiry regarding creating a patio enclosure;
- k) to CHOA advisor, requesting details of process involved in amending strata bylaws;
- l) from SL 7, advising of absence and contact information;
- m) from CHOA advisor, bylaw amendment procedures;
- n) to residents, reminder to disconnect outdoor hoses;

- o) to residents, notice of gutter cleaners on premises;
- p) to residents, notice of last day that gardeners will be here;
- q) to residents, notice of possible break in and theft at SL 20, then the good news of a retraction;
- r) from SL 14 and SL 24, positive feedback at good news, and thankfulness for the alert;
- s) from SL 25, notification of intention to make alterations.

FINANCIAL - SL 10:

OCTOBER STATEMENT -

Assets -	\$ 131 247.73
Beginning Bank Balance -	\$ 21 834.10
Deposit -	\$ 5 162.67, \$16.50
Total Withdrawal -	\$ 13 486.18
Bank Total -	\$ 13 527.09

Motion to approve the October Financial Statement: moved by SL 22, seconded by SL 18, approved.

NEW BUSINESS:

a) Snow Management - SL18:

- the snow clearing company will be contacted to confirm that we are on their list, should we again need our driveways cleared;
- Council will check on the the supply of salt for use around the complex.

b) Strata Christmas/ Holiday Singing - SL17:

- the sing-along stroll is being planned again! This time, we will schedule it mid-week, hopefully on a date with fewer seasonal conflicts than last year;
- when details are firmed up, a notice will be sent around.

NEXT MEETING DATE: the next scheduled Strata Council Meeting will be held on Tuesday, December 11th, at 9:30 am in SL 4.

ADJOURNMENT: the meeting was adjourned at 11:26 am. Moved by SL 19 and approved.