

Minutes
Strata Council Meeting
VAS 2893 North Oaks
Thursday August 12th 2021: Location: Garden of SL14

Present: SL3, SL6, SL10, SL14, SL16, SL23, SL24

Opening of meeting: SL23 opened the meeting at 9.30

Approval of Agenda: Moved by SL16. Seconded by SL6. Approved unanimously

Minutes of previous meeting: It was noted that these did not reference a concern about the fence between SL25 and SL26. However SL6 moved that the minutes as written be approved. This was seconded by SL23 and approved unanimously.

Correspondence: No correspondence has been received since the last meeting

Maintenance: Concrete repairs will be continued later in the year as will the replacement of the hedge between SL24 and SL25. Members of the council continuously monitor the exteriors of Strata lots and the grounds and invite contracts for repairs as indicated. SL10 will talk with the gardeners and Strata Lot owners about a number of trees that are dead or dying. Some might be replaced with trees while others might be replaced with plants.

Financial report: SL10 presented a financial report showing that the Strata is in good health financially. Expenditures to date are consistent with the annual budget and the contingency fund continues to grow. This fund is intended to cover the costs of major repairs such as the replacement of roofs and skylights.

Welcoming new members: It was agreed that the process of welcoming new members be formalized. Real Estate agents will be reminded that they need to inform the Council of new owners and the Council president will ensure that the Secretary is made aware of the names of new members and their contact details (where available). The secretary will then ensure that new owners receive a welcome letter, a list of Strata owners and directions to the Strata website.

Lighting: Lights on entrance pillars are missing or no longer work. However, the wiring cannot be traced and there are no cost-effective ways to remedy this situation.

Parking: There was a wide ranging discussion about a number of issues concerning parking including the need for clearer signage. It was agreed that Strata Lot owners be encouraged to park in their garages or designated areas and leave visitors' parking stalls free for visitors. However there was no clear consensus on other issues and the matters will be discussed further at a future meeting.

Sad news: Long term resident Thema Slade passed away August 4, 2021 at the age of 96 and she will be missed by many.

Data of next meeting: To be determined

Adjournment: At 11.0 SL23 moved that the meeting be adjourned. Approved unanimously.