

Meeting Minutes

North Oaks Strata Council
VAS 2893 North Oaks

Held: Wednesday, November 6, 2024

Location: SL 14

Council in Attendance: SL 3, SL 10, SL 14, SL 16, SL 20,

Regrets: SL 22

Call to Order: 9:35

Approval of Agenda

It was moved by SL 20 and seconded by SL 14 to approve the Agenda as circulated. CARRIED.

Approval of Strata Council Meeting Minutes

It was moved by SL 10 and seconded by SL 16 to approve the Minutes of the Strata Council Meeting held on August 16, 2024. CARRIED.

Correspondence

There was no outstanding correspondence.

Maintenance Report

Front Door Carriage Lights – SL 3 reported that the project to replace the front door lights is underway. Most of the lights have already been replaced, and the remaining units will be completed soon. We appreciate the assistance of SL 3 and SL 10 in assembling the new lights prior to installation. Their efforts helped reduce the time needed by the electrician and kept costs down.

Council discussed replacing the rear door lights. It was decided to include this maintenance item in next year's budget.

Home Inspection Report – spot repairs of fencing, cement, and other areas of the complex are being completed in accordance with the August 8, 2024 Home Inspection Report. This process is ongoing and will remain on the Agenda.

Council requests all North Oaks owners' cooperation in addressing the following Inspection Report Observations:

LANDSCAPING - Shrubs and bushes should not be touching the siding nor overhanging the roof. These provide a migration path for pests as well as inhibit drying of siding after wet weather which may cause moisture damage to interior structural components.

PLANTERS - Planters should not have soil higher than the exposed concrete foundation. Soil against the siding should be removed as it promotes rot to interior structures.

FireSmart

The project to remove the problematic cedar hedges has been completed.

Financial Report

Council reviewed the current financial statement. Expenses to date are in accordance with the 2024/2025 budget.

Gardener's Contract

SL 10 requested a motion to renew the current Gardener's contract for 2025. Moved by SL 20, seconded by SL 16. CARRIED.

Details of the new agreement will be forwarded to North Oaks owners upon receipt of the signed contract.

Owners' Emergency Contact Information

If you have not already done so, please provide your updated emergency contact information. A blank form is attached to these minutes. The completed forms can be submitted to northoaksecretary@shaw.ca, or if you prefer, you may print a paper copy and give the completed form to the Council President.

Date/Time/Location of Next Meeting: January 29, 2025 at 09:30. SL 14.

Meeting Adjourned: 10:45

North Oaks Strata VAS 2893
EMERGENCY CONTACT FORM

Date: _____

Name: _____

Unit #: _____

Home Phone #: _____

Cell Phone #: _____

EMERGENCY CONTACTS

1) Name: _____

Home Phone #: _____

Cell Phone #: _____

2) Name: _____

Home Phone #: _____

Cell Phone #: _____

Please complete this form and return to northoaksecretary@shaw.ca. If you prefer, you may print a paper copy and give the form to the Council President. Forms received by email will be printed and a hard copy placed on the paper file for each unit. No digital copies will be retained.