

North Oaks Strata (VAS 2893)

Minutes of Council meeting June 10th, 2022

Time: 9.30 am

Location: SL10

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

SL 23 opened the meeting at 9.30

Approval of Agenda

Proposed by SL10 and seconded by SL3. Passed unanimously.

Approval of minutes of meeting of March 29th 2020

Proposed by SL6 and seconded by SL23. Passed unanimously.

Matters arising

None

Roles of Council members

SL23 indicated a desire to temporarily step aside as Council President while remaining as a member of the Council. This was supported by other Council members and SL14 agreed to assume the role of acting president.

Correspondence

SL7 sent a note indicating intention to upgrade a bathroom and will be asked to complete an alteration permission form.

We have received notice of the receipt of payment for insurance along with details of coverage, changes to the policy and details of the insurance policy, A summary of coverage will be posted on our website and owners advised to consult with their personal insurance companies to ensure that their additional coverage is adequate.

SL24 (secretary) has been in contact with our webmaster over a concern that messages sent to the strata email address were not being forwarded to SL24's mail box. This has been rectified but SL24 will ask the webmaster to see if there are any older emails to the strata that have not been forwarded.

Maintenance report

SL3 reported that the replacement of the roofs is proceeding as planned and that we are on the

list of a contractor who will undertake painting of soffits and fascia. A carpenter will be hired as needed to replace any rotten wood.

Outstanding projects to be undertaken in the near future are (1) cleaning of outside lamps (2) attention to leaking outside taps at SL10, SL18 and SL24 (3) trimming of tree outside SL17.

Windows are generally satisfactory but will be repaired/replaced as needed.

Major future projects will likely include upgrades to gutters, plumbing and siding.

SL23 asked if the trees taken down beside SL22 are going to be replaced. It was noted that this would be very costly. The roots of the old trees are very likely to be wound around drainage tiles and the retaining wall would certainly be damaged if we attempted to remove the stumps. Some shrubs have, however, been planted between the stumps..

Financial

SL10 presented financial reports for April and May which show that the Strata is in good shape financially.

Other

SL24 will circulate an updated telephone list once he receives the 'phone number for the new owners of SL11.

SL24 will send a note to all owners asking them to review our bylaws with respect to parking and to remind them (1) to use their garages where possible (2) not to park on the grass or in front of units and (3) to ensure that visitors use visitor parking spots where possible.

Motion to adjourn

Proposed by SL24 at 10.45. All agreed