

**North Oaks Strata Council**  
**VAS 2893 North Oaks**  
**Minutes of meeting August 31<sup>st</sup> 2022**

**Location:** SL14

**Present:** SL3, SL10, SL24, S14

SL14 opened the meeting at approximately 3.07 pm

**Approval of Agenda:** Moved by SL10 seconded by SL24. Approved unanimously

**Approval of minutes of meeting held July10th 2022:**

Moved by SL10 seconded by SL3. Approved unanimously

**Matters arising:** None

**Review of correspondence**

1. A written request was received for a sign to indicate that the area in front of SL21 is not a parking spot. Cars parked in this spot impeded pedestrian access to units 18-20 and can block in cars legally parked outside unit 17.

SL3 reported that a large X has now been painted on pavement in front of SL21.

2. A verbal request for the cleaning of exterior lamp globes was also received.

All agreed that a working bee would be a good way to address this concern and a note inviting participation in such a bee on the week end of October1/2 will therefore be sent to all strata lot owners,

**Maintenance reports**

Plans to fix a number of leaking outside taps are under consideration

Strata lot owners who still use their fireplaces to burn wood are hereby reminded of the need to ensure that these are undamaged and that chimneys are swept regularly as required by insurance companies.

All necessary repairs to fences have been made.

Roofs have now been replaced and garage doors, soffits etc have been painted. In both cases the work was considered very satisfactory and the costs were consistent with the amounts budgeted.

The contract for the gardeners is due for renewal in November and strata lot owners are hereby invited to send comments and suggestions for a new contract.

A cracked window in SL14 is in the process of being repaired.

Some gutters are leaking and/or inappropriately sloped. Negotiations with a contractor who can address these issues for a reasonable price are underway.

### **Financial report**

SL10 distributed financial reports for June, July and August and these show that we are in good shape financially and that expenditures are consistent with the 2022/2023 budget.

The contingency fund, which was used to pay for the new roofs, is to be built up with annual deposits approved at annual general meetings.

### **Other business**

The hedge between our Strata and the adjacent Northwood Strata is pushing against the fence between our properties. This hedge is also higher than permitted by the town of Gibsons bylaws (7 ft 9 inches) and is blocking sunlight to some gardens.

The hedge is the responsibility of the Northwood Strata Council who have at times indicated an intent to have it reduced in height and cut back from our fence. However, no action has been taken. Our president will therefore send a letter to the Northwood Strata Council respectfully suggesting that our concerns are addressed. The letter will be approved by all council members and SL24 will prepare the first draft.

### **Date and place of next meeting**

October 26<sup>th</sup>. At 9.30 am at SL14.

### **Motion to Adjourn**

SL3 at about 4.15 pm.