

North Oaks Strata Council
VAS 2893 North Oaks
Minutes of meeting on February 17th 2023

Time: 9.30 am

Location: SL14

Present: SL14, SL10, SL24, SL16

Approval of Agenda: Moved By SL10, Seconded by SL14. Approved by all

Approval of minutes of previous meeting: Previously unanimously approved by email

Matters arising

Council expressed appreciation to a resident who has agreed to clean up garbage within and outside the complex.

Review of correspondence

Complaint about dog droppings

It was agreed that these were from dogs owned by outsiders walking dogs through the complex and not resident dogs. SL24 will investigate placing signs about picking up dog droppings to be placed at entrances from the road.

Concerns about strangers in complex

An email has been sent to all strata owners alerting them to this concern.

Request from Realtor for Form B re: SL26

This has been provided

Leveling floor of SL24

A contractor has been selected and the work will proceed shortly

Concerns about sliding door and dryer vents at SL4

These are being addressed

Maintenance reports

Repairs to gutters have been delayed due to unforeseen circumstances.

The painting of lamp posts begin once the weather improves but certainly by the end of the fiscal year. Ditto the replacement of outside taps if we can find a plumber willing to do the job

Financial report

A report tables by the treasurer showed that we are in good shape financially. The contingency fund is being built up and we have money to cover all anticipated expenditures for the rest of the fiscal year.

The proposed budget for fiscal 2023/2024 is being calculated for discussion at the next meeting

Change to our bylaws to allow rentals

This will shortly become law in BC. Our bylaw concerning the prohibition of rentals will therefor be deleted. However, the provision that all residents, including renters must be aged 55 or over will remain in place. SL24 will investigate the process of changing bylaws and take appropriate action.

2023 AGM

It was decided to hold an in-person AGM on Wednesday March 29th at the Legion from 3.00pm to 5 pm.

Materials for the AGM will be collated by SL24 and be ready for distribution by March 15. These will included a proposal to continue to use the current depreciation report, a proposed budget for fiscal 2023/2024, a report from the President and a report on maintenance.

Mail in voting will be arranged for those unable to attend in person.

Other business

SL24 will investigate the placement of additional reflectors at the north side of the North Road entrance.

Date and place of next meeting March 8th. 9.30 at SL14

Motion to Adjourn SL24

. Meeting adjourned at 10.50.