

North Oaks Strata Council
VAS 2893 North Oaks
Minutes of Council meeting on July 14th 2023

Present: SL3, SL10, SL16, SL24, SL20, SL14, and SL23 as an observer

SL14 opened the meeting an 9.35

Approval of Agenda: Moved by SL3 and seconded by SL16. Approved unanimously.

Approval of minutes of meeting on May 24th

Moved by SL3, seconded by SL14, Approved unanimously
These minutes will now be posted on our website.

Matters arising

SL14 reported that new seeds in some grassy areas had not germinated despite frequent watering and there some discussion about the likely longer term outcomes of newly seeded grass and the possibility of reseeding with more 'natural' grasses. This led to a discussion of the need for Strata lot owners to water trees on their properties and trees and shrubs on common grounds. However owners need to be aware of any water use restrictions and should consult the notice board by our post boxes to see what is permitted under varying levels of restriction.

Review of Correspondence

We often receive unsolicited emails from website developers offering to improve our website. These will always be ignored. Our website is considered to be very satisfactory.

SL19 sent an email concerning a dying hedge on their property and the option of replacing this hedge with a fence. This was discussed but not considered a priority given other ongoing and upcoming maintenance issues.

Update re: numbering of SL25 and SL26

Informal sources indicate that the matter is close to being resolved and that the Council does not need to be involved. The solution will involve amending the strata lot plan. The numbers on lots 25 and 25 will not be changed.

Maintenance

All gutters and downspouts have now been replaced

About half of all outside taps have been replaced and the rest will be replaced in due course. Then any holes in walls necessitated by the replacement of taps will be repaired.

Outside lamp posts will be painted as and when the painter finds time in his busy schedule,

Rust on some chimney caps has been noted but the Council decided that no action is required at this time.

Two dying trees have been removed

One Strata lot owner has expressed concerns to a Council member about electrical outlets and carpenter ants. The owner will be asked to put these concerns in writing and they will be discussed at a future Council meeting.

Petition to use contingency funds

A draft petition concerning the use of contingency funds to pay for the replacement of gutters was finalized and signed by Council members. SL 14 and SL20 agreed to take the petition to other Strata Lot owners and, once at least 75% have signed, SL10 will go to the Credit Union to arrange for the release of contingency funds to the operating account.

Financial report

SL10 presented a monthly statement that showed we are in good shape financially and noted that the company that replaced the gutters had agreed that we can pay their bill (\$40,400) in installments. Subject to the approval of 75% of Strata Lot owners, the first installment of \$20,000 will be paid with \$15,000 from the contingency and the rest from the operating account. The remainder will be paid in 4 monthly installments of \$5000 from the operating account.

Other business

SL23, who attended the meeting as an observer indicated a wish to rejoin the committee. It was agreed that this would need to be put to a vote at the next AGM but that, in the meantime SL23 could attend Council meetings as a non-voting participant.

Next meeting TBA

Motion to Adjourn SL24

Meeting adjourned at 10.45