

North Oaks Strata Council
VAS 2893 North Oaks
Minutes of meeting on December 1st 2023

Location: SL14

Present: SL3, SL10, SL14, SL16, SL20 SL24

SL 14 opened the meeting at 9.30 am

Approval of Agenda

Moved by SL20 seconded by SL16. Approved unanimously

Approval of minutes meetings held on October 13th

Moved by SL 10, seconded by SL20. Approved unanimously

Matters arising

All committee members expressed appreciation to the new owner of SL26 for replacing the bulbs in outside lamps and replacing a lamp cover blown off by the wind.

Review of correspondence

From SL 12 re: ants, new deck and leaking gutters

From SL20 re: lamp cover blown off by wind

Maintenance reports

SL3 reported the following:

All leaking gutters have been sealed and that all outside taps but one still needs to be replaced.

Holes in dry wall necessitated during the replacement of taps are being fixed.

Contractors have been selected to replace the patio door at SL6 and a cracked window at SL14.

The contractor asked to examine a leaking chimney at SL26 will be asked for a progress report

A quote for clearing leaves from gutters is being sought.

The new deck at SL12 is satisfactory and the owner has been asked to complete an Alterations Submission form . This will ensure that any repairs to the deck will be the responsibility of the owner and not the Counsel.

Financial report

SL10 presented a financial statement that shows the Strata is in good shape financially. Income and expenditures are in line with the budget for this year.

The contract with the gardeners has been renewed with no increase in costs.

Parking concerns

As noted in several previous sets of minutes some Strata lot owners are not complying with our bylaws concerning parking. These are quite explicit. If owners have a garage, this is their parking space - not the space in front of their property. Those without garages have a designated parking spot in front of their units although exceptions have been made for a few owners whose garages are used for storage or are otherwise unsuitable for their vehicles.

After a lengthy discussion it was decided that it may be necessary to revise the bylaws that concern parking. SL10, SL14 and SL20 agreed to bring suggestions for such changes to the next meeting

CHOA journal

SL10 drew attention to articles in the most recent edition of this journal. Several of these articles concern issues relevant to the management of our Strata. Counsel and members agreed to review these articles and to bring any significant concerns to a future meeting.

SL14 and SL20 agreed to pay special attention to an article concerning bylaws and SL3 agreed to pay special attention to an article concerning below ground infrastructure. SL24 and SL10 agreed to focus on an article concerning Bareland Strata insurance.

Christmas get together

SL24 indicated that they will be hosting an open house on a date to be announced.

Date and place of next meeting January 25th, 2024. 9.30, SL14

Motion to Adjourn SL24. Meeting adjourned at 10.35.