

**North Oaks Strata Council**  
**VAS 2893 North Oaks**  
**Minutes of meeting on February 12<sup>th</sup>, 2024**

**Location:** SL14

**Present:** SL3, SL10, SL14, SL16, SL24, SL20 by video

**Guest Speaker:** David Mcilwaith from SCRD Firesmart

SL 14 opened the meeting at 9.34 am

**Approval of Agenda** Moved by SL3 and seconded by SL10. Approved unanimously

**Approval of minutes of last meeting:** Moved by SL10 and seconded by SL3. Approved unanimously

David Mcilwaith gave a very informative overview of the SCRD Firesmart program and suggested that the Council take advantage of a free risk assessment by Firesmart personnel followed by a presentation the findings and recommendations to all owners. Mr. Mcilwaith then left the meeting and all Council members supported inviting him to initiate the risk assessment process at a mutually convenient time.

**Unfinished business:** None **Correspondence:** None

**Maintenance report:**

1. One outside tap still needs to be replaced and the plumber is aware of this
2. Holes in any dry wall made when taps were replaced will be repaired once the tap replacement initiative has been completed.
3. A contractor has been selected to repair the sliding door at SL6

There was a discussion about the need to update the 2013 depreciation report. It was concluded that this is not necessary because we are keeping up with all the repairs and upgrades indicated in this report. Also other repairs and upgrades have been, and always will be made as needed. A proposal to defer contracting for a new depreciation report will therefor be put to a vote at the annual General meeting. If 75% of owners agree with this proposal no further action will be taken.

**Financial report**

SL10 presented financial statements for October-November and December-January and a statement of year-to date expenditures..

These statements show that we are in good shape financially. At year's end unspent funds will be added to the contingency fund.

**Budget for 2024-2025**

There was a consensus concerning the overall budget and line by line expenditures. This will be finalized at year's end and presented for approval at the AGM

**Date for AGM:** April 2<sup>nd</sup> at 6.30 at the legion. SL24 will inform owners of this date and ask those needing transport to the legion to contact a council member.

**Date of next meetings:** February 23<sup>rd</sup> at 1.00 pm and March 4<sup>th</sup> at 1.00 pm.

**Motion to adjourn:** SL24. Meeting adjourned at 1.13.