

North Oaks Strata Council
VAS 2893 North Oaks
Minutes of meeting on January 25th 2024

Location: SL14

Present: SL3, SL10, SL14, SL20, SL24

Regrets: SL16

SL6 and SL26 were also in attendance as observers

SL 14 opened the meeting at 9.34 am

Approval of Agenda

Moved by SL3 and seconded by SL10. Approved unanimously

Approval of minutes meetings held on October 13th

Following a brief discussion concerning the wording of one item the approval of the minutes was moved by SL10 and seconded by SL3. Approved unanimously.

Review of correspondence

An email was received from SL6 concerning the fire risks especially those posed by dead hedges.

The lawyers for the new owner of SL22 requested forms F and B and these were completed and sent off.

Maintenance report

SL14 expressed appreciation to owners who shoveled snow after the recent snow storm. Snow was also cleared by a contracted snow removal company.

Repairs to the door in SL6 are ongoing and SL3 will follow up with the contractor to learn what more needs to be done.

One outside tap still needs to be replaced and this will be done once the weather improves. The plumber has suggested that all owners check for any leaks that may have resulted from the replacement of taps and SL3 and SL26 agreed to help any owners who may need assistance with this task.

The chimney cap for SL26 will be replaced or repaired if a new cap cannot be found.

Valves for the underground sprinkler system will be replaced next year.

Gutters may need cleaning next year.

In response to a question from SL24, SL3 indicated that there is no reason to be concerned about the longevity or efficiency of original baseboard heaters. However, some owners have replaced them with more recent models at their own expense.

Financial report

SL10 reported that we are in good shape financially. Expenditures are in line with the budget for the year and at the end of the fiscal year any surplus funds will be added to the contingency fund.

Review of articles in the Fall edition of CHOA journal

SL3 and SL10 agreed that the article concerning Strata insurance confirmed that our insurance is in line with the best advice from the CHOA (Condominium Home Owners Association).

SL3 indicated that the CHOA article on ground infrastructures (pipes) argued for the inspections after 30 years or sooner. This is the case for some sections of our Strata. SL3 will therefore find out what kinds of pipes we have and explore options for their inspection and, if necessary for their replacement.

The CHOA article on Strata bylaws, as well as some concerns raised by council members, motivated SL20 and SL14 to review our present bylaws alongside CHOA recommended best practices and our own needs. This review resulted in a number of recommendations for changes to the exiting bylaws. These were reviewed and approved by the Council.

It was proposed by SL3 that SL20 prepare a revised set of bylaws for presentation at the next AGM. This was seconded by SL24 and approved unanimously. If these revised bylaws are approved by at least 75% of owners they will be submitted for formal approval to the Land Registry Commission as required by BC law.

New business

In response to the issue of fire risk raised in the above mention email from SL6, SL3 agreed to discuss the issues with the local fire safety officer.

SL3 report that there have been a number of inquiries about heat pumps but no formal request to install these pumps have been received. Although heat pumps would be entirely the responsibility of owners they would need Council approval because they would necessitate alterations to outside walls and have visible outside units that generate potentially irritating noise.

SL3 also noted that owners who wished to install heat pumps would not qualify for any grants of assistance since there would not be a change in the types of power used (e.g. From oil or gas to electric).

Next meetings and AGM

The AGM will be held late March or early April depending on the availability of the Legion Hall.

Dates for three Council meetings prior to the AGM were set as follows:

February 12 at 11.30 pm

February 23 at 1.00 pm

March 4 at 1.00 pm

Following a motion to adjourn by SL24 the meeting ended at 10.58.