



Minutes of a Regular Council Meeting

Strata Corporation VIS 4673
Lighthouse Community Centre
240 Lions Way, Qualicum Beach, B.C.
February 18, 2019



introductory proceedings

Council Present

Brian Gallagher, Doedy Reisler, Earl O’Hara, Garry Fisher, Rob Pitter, Harry Oppenlander, Lorraine Webb, Trish Curtin, Mike McDowell

Observers Present

Carol Giesinger Lot 231, Bob McKerihen and Sally Kennedy Lot 79, Lynn and Helmut Balzer Lot 167, Annie Donald Lot 107, Lorne Doll Lot 90

1. Call to Order

Brian Gallagher, President, called the meeting to order at 6:30 p.m.

2. Approval of Agenda

Trish requested the following additions to the Agenda

- Designate a Liaison to Council position for Candice
- Clean-up of Website
- Information for Realtors
- Danger trees

Moved: Brian

Second: Harry

CARRIED UNANIMOUSLY

Garry moved to approve the agenda as amended

Moved: Garry

Second: Rob

CARRIED UNANIMOUSLY

3. Appointment of New Council Member

It was requested that we move item 7 (a), Appointment of a New Council Member, to be the first item dealt with. Council has agreed between meetings that with her approval, we would appoint Trish Curtin to the vacant Council



position. By dealing with this first, Trish could fully participate in the complete meeting. A formal vote was held to ratify this decision.

Moved: Brian

Second: Rob

CARRIED UNANIMOUSLY

4. Hearing – SL 228

A hearing was held regarding a letter from John Cross, with Lorne Doll present to represent John and other interested parties, who are forming an ad hoc “Drainage Committee”. Lorne explained that drainage problems were affecting the area around Dunwurkin Way. Their group wanted to start with a hearing, and to do things right with the Strata including volunteering to work with the DRC in finding the best solution. Someone from the DRC will be assigned to work with this committee and we will respond in writing within the week.

5. Reports

a. Policies and Procedures

Lorraine requested information on the ORV stickers and will take that over for the strata, as we are well into 2019 and residents need to renew their off-road vehicle registrations.

Doedy stated we need to set up some policies and procedures in writing and Candice is making a lot of headway on this.

Brian would like us to find a standing resolution regarding Mountainview Park being made a designated park. Brian noted there was a resolution regarding the approved uses of Mountain View Park that we should find, and he suggested all resolutions made in the past be secured and compiled into a binder for future reference. Trish volunteered to gather the resolutions because she had all the historical AGM Minutes at hand.

b. Design Review Committee

- i. An application for a Geodome style home is approved providing all permits are approved. An application for a greenhouse needs to be reviewed. Candice will send the owners a link to the form on the



website.

- ii. Gate – Power and telephone line is now installed. Harry picked up heater, insulation, and shelves for the cabin. Trish suggested that we send an invoice to the owner/developer, Tim Peligren, when all the work is done with respect to the phone room, as he committed to covering those costs.
- iii. Garbage – nothing to report
- iv. Inspections and maintenance – nothing to report
- v. Special Projects –Culvert work on hold due to weather.
- vi. Report on Maintenance and Repair Estimate Compared to Actual – Report is attached.

Snow removal and tree removal after storm December 20th works out to over \$42,000 and money may have to be seen as emergency because we do not want to cut from the annual operating budget. The tree removal may be ongoing as winter continues. We will look at trees over the next few months to see the amount of work needed. Council looked at procedures for setting up contracts for snow removal. Doedy has experience with this and she and Rob have several ideas for improvements. We need WCB insurance for all contracts.

- vii. Common Water System – The Strata needs to have an Emergency Response Plan in place by Friday February 22nd so Brian will be working on that. Trish says VIHA has a form that Don needs to be filling out. Harry will be sending water reports to Council.

c. Financial Report & Expenditures for Approval

- i. Year to Date Revenue and Review of Receivables – Nothing to report at this time. We have an insurance claim in regarding storm damage to the storage units. A Geotech needs to check Abbey Road for damage which might be insured. John Mainland provided a copy of doubtful debt re question at SGM



- ii. Report on Collection Decisions &/or Directives – Trish will look after collections and moved that lot numbers below are sent “Failure to Pay” notices for non-payment of January fees.

That late fee payment notices be sent to the owners of strata lots 5, 7, 9, 17, 21, 24, 30, 33, 34, 38, 42, 58, 59, 60, 65, 73, 76, 77, 81, 83, 99, 113, 129, 130, 134, 141, 145, 147, 170, 171, 179, 185, 188, 195, 196, 198, 205, 227, 242, 244, 245, 246, 248, 256, 260, 265, 268, 272, 275, 276, 277, 282, and 285.

** NB: The above list includes all lots for which payment of the January 15, 2019 fee instalment had not been received or processed as of January 31, 2019.*

Moved: Trish

Second: Harry

CARRIED UNANIMOUSLY

Trish moved to proceed with placing liens on lots 45, 46 and 137 for outstanding fees.

Moved: Trish

Second: Doedy

CARRIED UNANIMOUSLY

- iii. Year to date Expenses and Payables – Nothing to report.
- iv. Report on Special Projects – Nothing to report.
- v. Report on Budget Compared to Actual – Nothing to report.
This item will be removed from future Agendas.

6. Council Task List

- a. The Council will include consolidating bylaws, and updating the depreciation report which needs to be done every 3 years. The depreciation report needs to be synced with our maintenance schedule.



7. Unfinished Business

- a. Notice of Civil Claim Suit – Noel Stephen & Judith Munkholm – No recent news. In the unlikely case of an adverse judgement, we have more than adequate insurance to cover it.
- b. The Owners List is still a work in progress. As we get mailings returned we are tracking down the owners. Candice continues to update the list.
- c. Waste and Recycling – We may need to consider adding another bin. We will watch this.
- d. Telus Optik Cable Line – Lorraine is working on and has spoken to a Telus representative.

8. New Business

- a. A new council member has been appointed. Welcome Trish.
- b. Election of Vice President
Trish was nominated to be Vice President:

Moved: Doedy

Second: Harry

CARRIED UNANIMOUSLY

- c. Several members of council and owners have received anonymous letters mailed to their home address. If anyone has a concern with the Strata and needs help please contact us through the strata mail, drop box or email and we would be happy to help you.
Council will not respond to anonymous letters and as some of these have been deemed threatening and abusive the RCMP has a file. If residents receive any letters like this please notify the Strata and we will advise on next steps.
- d. A letter will be written to the owner of lot 136 regarding the enduring



implied easement for access to the phone room. The system in that home cannot be moved and strata has the legal right to access it.

A motion was made to write a letter to the owner of strata lot 136 to ensure that any and all future owners are aware of the right of access to the phone room. Trish will draft the letter.

Moved: Trish

Second: Lorraine

CARRIED UNANIMOUSLY

- e. Trish volunteered to be the liaison to Candace regarding Council decisions.

9. Events

- a. **There are no events on the calendar**

10. Correspondence

A Hearing request on the issue of drainage in the Dunwurkin Way area was received from strata lot 228.

Emails relating conditions, concerns, complaints, and comments regarding snow removal, were received from strata lots: 40, 109, 133, 146, 221, 236.

An email regarding snow removal and the Council Meeting was received from strata lot 167.

An email offering assistance with the telephone system and another noting concerns with SGM minutes accuracy was received from lot 79.

An email providing CHOA information regarding strata meetings and minutes, and passing along the Fire Department's notice about the need to clear areas around fire hydrants, was received from lot 107.

An email following up on a prior DRC request was received from strata lot 93.



An email regarding some low voltage cabling was received from strata lot 73.

An email regarding excavator using the roadway was received from strata lot 214.

An email inquiring about placing the old play structure on the Lailah's Loop septic field was received from the Village Community Volunteers.

An email regarding the gate code was received from strata lot 126.

An email regarding toilet restrictions was received from strata lot 193.

11. Bylaws

Discussion held in camera regarding bylaw infractions.

12. Next Meeting Date

- a. Next meeting is planned for Monday, March 18, 2019 at the Lighthouse Community Centre

13. Adjournment – 10:00 p.m.

Moved: Earl

Second: Brian

CARRIED UNANIMOUSLY

Strata Corporation VIS4673
Comparative Income Statement

January 2019	Actual 11/01/2018 to 01/31/2019	Budget 11/01/2018 to 01/31/2019	Annual Budget 11/01/2018 to 10/31/2019
REVENUE			
Strata Fees	160,744.00	169,113.50	338,227.00
Garbage Fees	40,344.00	34,600.00	34,600.00
Strata Forms	180.00	0.00	0.00
Interest Revenue	76.70	0.00	0.00
Fines	1,157.50	0.00	0.00
Other/Extraordinary Income	10.00	0.00	0.00
TOTAL REVENUE	202,512.20	203,713.50	372,827.00
EXPENSE			
Non Maintenance Expenses			
Accounting	0.00	999.99	4,000.00
Legal & Consulting	0.00	3,037.50	12,150.00
Courier & Postage	1,402.70	0.00	0.00
Strata Administration	4,909.03	6,126.99	24,508.00
Computer Hardware & Software	286.73	124.98	500.00
Hydro - Utilities	1,640.00	2,250.00	9,000.00
Gate Equipment	0.00	3,750.00	15,000.00
Garbage Collection	5,723.12	8,649.99	34,600.00
Property Taxes - Lot 13 & 14	0.00	375.00	1,500.00
Insurance	4,002.35	5,278.74	21,115.00
Insurance - Claims Recovery	3,570.98	0.00	0.00
Interest & Bank Charges	160.91	124.98	500.00
Telephone	151.88	750.00	3,000.00
Gate Monitoring	0.00	874.98	3,500.00
Bookkeeper	3,997.14	3,375.00	13,500.00
Strata Meetings & Supplies	2,450.74	0.00	0.00
Miscellaneous Committees	0.00	499.98	2,000.00
Capital - Culvert Replacement	0.00	6,249.99	25,000.00
Capital - Phone Line/Move	0.00	1,125.00	4,500.00
Capital - Generator	0.00	3,249.99	13,000.00
Repairs Misc. Equipment	62.50	2,449.98	9,800.00
Non Maintenance Expenses Total	28,358.08	49,293.09	197,173.00
Maintenance Expenses Total	24,925.00	51,417.90	175,654.00
TOTAL EXPENSE	53,283.08	100,710.99	372,827.00
NET INCOME	149,229.12	103,002.51	0.00

Strata Corporation VIS4673
Comparative Income Statement

January 2019	Actual 11/01/2018 to 01/31/2019	Budget 11/01/2018 to 01/31/2019	Annual Budget 11/01/2018 to 10/31/2019
Maintenance Expenses			
Snow Removal - Road Clearing	0.00	7,999.80	13,333.00
Snow Removal - Road Sanding/Salting	0.00	3,365.40	5,609.00
Snow Removal - Sand & Salt Material	4,545.91	1,200.00	2,000.00
Snow Removal - Storage Units Roofs	0.00	300.00	500.00
Snow Removal	4,545.91	12,865.20	21,442.00
Security Cameras - Camera R&M	0.00	124.98	500.00
Security Cameras	0.00	124.98	500.00
R&M Supplies - Small Tools	67.16	124.98	500.00
R&M Supplies	67.16	124.98	500.00
Fire Equip't - Hydrants service/rep	0.00	249.99	1,000.00
Fire Equipment	0.00	249.99	1,000.00
Vegetation Removal - Tree Trimming	0.00	2,625.00	10,500.00
Vegetation Removal - Roadside Mowing	0.00	999.99	4,000.00
Vegetation Removal - Common Area Trim	0.00	624.99	2,000.00
Vegetation Removal - Clean Up	0.00	0.00	500.00
Vegetation Maintenance	0.00	4,249.98	17,000.00
Roads Maint - Grading Gravel Roads	498.75	3,750.00	15,000.00
Roads Maint - Crush Aggregate	1,030.44	3,000.00	12,000.00
Roads Maint - Culvert & Ditch Clean	0.00	499.98	2,000.00
Roads Maint - Pavement Repace & Sup	0.00	999.99	4,000.00
Roads Maint - Pavement Crack Sealing	0.00	1,749.99	7,000.00
Roads Maint - Pavement Ext/Corner	0.00	2,499.99	10,000.00
Roads Maint - Road Sweeping	0.00	624.99	2,500.00
Roads Maint - Signs, Cleaning & Paint	0.00	624.99	3,500.00
Roads Maint - Emergency/Other	6,730.00	1,249.98	4,000.00
Road Maintenance	8,259.19	14,999.91	60,000.00
Washroom - Cleaning Contract	292.00	438.00	1,752.00
Washroom - Building Repairs	0.00	37.50	150.00
Washroom - Plumbing Repairs	0.00	37.50	150.00
Washroom Maintenance	292.00	513.00	2,052.00
Water/Sewerage - Contract	10,722.12	10,965.00	43,860.00
Water/Sewerage - Call Out Mileage	389.55	0.00	0.00
Water/Sewerage - Chlorination	344.81	0.00	0.00
Water/Sewerage - R&M	0.00	999.99	4,000.00
Water/Sewerage Maintenance	11,456.48	11,964.99	47,860.00
Gatehouse Refurbish/Repairs	0.00	1,249.98	5,000.00
Gatehouse Maintenance	0.00	1,249.98	5,000.00
Water System - Well Pumps	0.00	124.98	500.00
Water System - Hydrants	0.00	124.98	500.00
Water System - Blending Equipment	0.00	124.98	500.00
Water System - Chlorination	0.00	375.00	1,500.00
Water System - Reservoir R&M	0.00	75.00	300.00
Water System - Piping Repairs	0.00	249.99	1,000.00
Water System Maintenance	0.00	1,074.93	4,300.00
Telephone Equipment Repairs	304.26	999.99	4,000.00
Telephone Equipment Maintenance	304.26	999.99	4,000.00
Storage Unit - Moss Removal	0.00	0.00	2,000.00
Storage Unit - Roof Repairs	0.00	2,499.99	8,000.00
Storage Unit - Structural Repairs	0.00	499.98	2,000.00
Storage Units Maintenance	0.00	2,999.97	12,000.00
Maintenance Expenses Total	24,925.00	51,417.90	175,654.00

Strata Corporation VIS4673
Comparative Income Statement

December 2018	Actual 11/01/2018 to 12/31/2018	Budget 11/01/2018 to 12/31/2018	Annual Budget 11/01/2018 to 10/31/2019
REVENUE			
Strata Fees	161,310.00	169,113.50	338,227.00
Garbage Fees	40,508.00	34,600.00	34,600.00
Interest Revenue	32.91	0.00	0.00
Fines	277.50	0.00	0.00
Other/Extraordinary Income	10.00	0.00	0.00
TOTAL REVENUE	202,138.41	203,713.50	372,827.00
EXPENSE			
Non Maintenance Expenses			
Accounting	0.00	666.66	4,000.00
Legal & Consulting	0.00	2,025.00	12,150.00
Courier & Postage	1,312.70	0.00	0.00
Strata Administration	2,101.87	4,084.66	24,508.00
Computer Hardware & Software	151.04	83.32	500.00
Hydro - Utilities	1,561.25	1,500.00	9,000.00
Gate Equipment	0.00	2,500.00	15,000.00
Garbage Collection	5,187.12	5,766.66	34,600.00
Property Taxes - Lot 13 & 14	0.00	250.00	1,500.00
Insurance	2,998.05	3,519.16	21,115.00
Interest & Bank Charges	110.66	83.32	500.00
Telephone	75.94	500.00	3,000.00
Gate Monitoring	0.00	583.32	3,500.00
Bookkeeper	2,947.14	2,250.00	13,500.00
Strata Meetings & Supplies	2,367.27	0.00	0.00
Miscellaneous Committees	0.00	333.32	2,000.00
Capital - Culvert Replacement	0.00	4,166.66	25,000.00
Capital - Phone Line/Move	0.00	750.00	4,500.00
Capital - Generator	0.00	2,166.66	13,000.00
Repairs Misc. Equipuiment	10.00	1,633.32	9,800.00
Non Maintenance Expenses Total	18,823.04	32,862.06	197,173.00
Maintenance Expenses Total	12,170.60	34,278.60	175,654.00
TOTAL EXPENSE	30,993.64	67,140.66	372,827.00
NET INCOME	171,144.77	136,572.84	0.00

**Strata Corporation VIS4673
Comparative Income Statement**

December 2018	Actual 11/01/2018 to 12/31/2018	Budget 11/01/2018 to 12/31/2018	Annual Budget 11/01/2018 to 10/31/2019
Maintenance Expenses			
Snow Removal - Road Clearing	0.00	5,333.20	13,333.00
Snow Removal - Road Sanding/Salting	0.00	2,243.60	5,609.00
Snow Removal - Sand & Salt Material	0.00	800.00	2,000.00
Snow Removal - Storage Units Roofs	0.00	200.00	500.00
Snow Removal	0.00	8,576.80	21,442.00
Security Cameras - Camera R&M	0.00	83.32	500.00
Security Cameras	0.00	83.32	500.00
R&M Supplies - Small Tools	67.16	83.32	500.00
R&M Supplies	67.16	83.32	500.00
Fire Equip't - Hydrants service/rep	0.00	166.66	1,000.00
Fire Equipment	0.00	166.66	1,000.00
Vegetation Removal - Tree Trimming	0.00	1,750.00	10,500.00
Vegetation Removal - Roadside Mowing	0.00	666.66	4,000.00
Vegetation Removal - Common Area Trim	0.00	416.66	2,000.00
Vegetation Removal - Clean Up	0.00	0.00	500.00
Vegetation Maintenance	0.00	2,833.32	17,000.00
Roads Maint - Grading Gravel Roads	0.00	2,500.00	15,000.00
Roads Maint - Crush Aggregate	1,030.44	2,000.00	12,000.00
Roads Maint - Culvert & Ditch Clean	0.00	333.32	2,000.00
Roads Maint - Pavement Repace & Sup	0.00	666.66	4,000.00
Roads Maint - Pavement Crack Sealing	0.00	1,166.66	7,000.00
Roads Maint - Pavement Ext/Corner	0.00	1,666.66	10,000.00
Roads Maint - Road Sweeping	0.00	416.66	2,500.00
Roads Maint - Signs, Cleaning & Paint	0.00	416.66	3,500.00
Roads Maint - Emergency/Other	6,730.00	833.32	4,000.00
Road Maintenance	7,760.44	9,999.94	60,000.00
Washroom - Cleaning Contract	292.00	292.00	1,752.00
Washroom - Building Repairs	0.00	25.00	150.00
Washroom - Plumbing Repairs	0.00	25.00	150.00
Washroom Maintenance	292.00	342.00	2,052.00
Water/Sewerage - Contract	3,550.37	7,310.00	43,860.00
Water/Sewerage - Call Out Mileage	155.82	0.00	
Water/Sewerage - Chlorination	344.81	0.00	
Water/Sewerage - R&M	0.00	666.66	4,000.00
Water/Sewerage Maintenance	4,051.00	7,976.66	47,860.00
Gatehouse Refurbish/Repairs	0.00	833.32	5,000.00
Gatehouse Maintenance	0.00	833.32	5,000.00
Water System - Well Pumps	0.00	83.32	500.00
Water System - Hydrants	0.00	83.32	500.00
Water System - Blending Equipment	0.00	83.32	500.00
Water System - Chlorination	0.00	250.00	1,500.00
Water System - Reservoir R&M	0.00	50.00	300.00
Water System - Piping Repairs	0.00	166.66	1,000.00
Water System Maintenance	0.00	716.62	4,300.00
Telephone Equipment Repairs	0.00	666.66	4,000.00
Telephone Equipment Maintenance	0.00	666.66	4,000.00
Storage Unit - Moss Removal	0.00	0.00	2,000.00
Storage Unit - Roof Repairs	0.00	1,666.66	8,000.00
Storage Unit - Structural Repairs	0.00	333.32	2,000.00
Storage Units Maintenance	0.00	1,999.98	12,000.00
Maintenance Expenses Total	12,170.60	34,278.60	175,654.00

**Strata Corporation VIS4673
Comparative Income Statement**

November 2018	Actual 11/01/2018 to 11/30/2018	Budget 11/01/2018 to 11/30/2018	Annual Budget 11/01/2018 to 10/31/2019
REVENUE			
Strata Fees	0.00	0.00	338,227.00
Garbage Fees	0.00	0.00	34,600.00
Interest Revenue	39.64	0.00	0.00
Fines	117.50	0.00	0.00
Other/Extraordinary Income	10.00	0.00	0.00
TOTAL REVENUE	167.14	0.00	372,827.00
EXPENSE			
Non Maintenance Expenses			
Accounting	0.00	333.33	4,000.00
Legal & Consulting	0.00	1,012.50	12,150.00
Courier & Postage	792.96	0.00	0.00
Strata Administration	315.00	2,042.33	24,508.00
Computer Hardware & Software	0.00	41.66	500.00
Hydro - Utilities	0.00	750.00	9,000.00
Gate Equipment	0.00	1,250.00	15,000.00
Garbage Collection	2,889.21	2,883.33	34,600.00
Property Taxes - Lot 13 & 14	0.00	125.00	1,500.00
Insurance	1,311.25	1,759.58	21,115.00
Interest & Bank Charges	97.91	41.66	500.00
Telephone	75.94	250.00	3,000.00
Gate Monitoring	0.00	291.66	3,500.00
Bookkeeper	0.00	1,125.00	13,500.00
Strata Meetings & Supplies	137.78	0.00	0.00
Miscellaneous Committees	0.00	166.66	2,000.00
Capital - Culvert Replacement	0.00	2,083.33	25,000.00
Capital - Phone Line/Move	0.00	375.00	4,500.00
Capital - Generator	0.00	1,083.33	13,000.00
Repairs Misc. Equipuiment	10.00	816.66	9,800.00
Non Maintenance Expenses Total	5,630.05	16,431.03	197,173.00
Maintenance Expenses Total	7,906.44	17,139.30	175,654.00
TOTAL EXPENSE	13,536.49	33,570.33	372,827.00
NET INCOME	(13,369.35)	(33,570.33)	0.00

Strata Corporation VIS4673
Comparative Income Statement

November 2018	Actual 11/01/2018 to 11/30/2018	Budget 11/01/2018 to 11/30/2018	Annual Budget 11/01/2018 to 10/31/2019
Maintenance Expenses			
Snow Removal - Road Clearing	0.00	2,666.60	13,333.00
Snow Removal - Road Sanding/Salting	0.00	1,121.80	5,609.00
Snow Removal - Sand & Salt Material	0.00	400.00	2,000.00
Snow Removal - Storage Units Roofs	0.00	100.00	500.00
Snow Removal	0.00	4,288.40	21,442.00
Security Cameras - Camera R&M	0.00	41.66	500.00
Security Cameras	0.00	41.66	500.00
R&M Supplies - Small Tools	0.00	41.66	500.00
R&M Supplies	0.00	41.66	500.00
Fire Equip't - Hydrants service/rep	0.00	83.33	1,000.00
Fire Equipment	0.00	83.33	1,000.00
Vegetation Removal - Tree Trimming	0.00	875.00	10,500.00
Vegetation Removal - Roadside Mowing	0.00	333.33	4,000.00
Vegetation Removal - Common Area Trim	0.00	208.33	2,000.00
Vegetation Removal - Clean Up	0.00	0.00	500.00
Vegetation Maintenance	0.00	1,416.66	17,000.00
Roads Maint - Grading Gravel Roads	0.00	1,250.00	15,000.00
Roads Maint - Crush Aggregate	1,030.44	1,000.00	12,000.00
Roads Maint - Culvert & Ditch Clean	0.00	166.66	2,000.00
Roads Maint - Pavement Repace & Sup	0.00	333.33	4,000.00
Roads Maint - Pavement Crack Sealing	0.00	583.33	7,000.00
Roads Maint - Pavement Ext/Corner	0.00	833.33	10,000.00
Roads Maint - Road Sweeping	0.00	208.33	2,500.00
Roads Maint - Signs, Cleaning & Paint	0.00	208.33	3,500.00
Roads Maint - Emergency/Other	6,730.00	416.66	4,000.00
Road Maintenance	7,760.44	4,999.97	60,000.00
Washroom - Cleaning Contract	146.00	146.00	1,752.00
Washroom - Building Repairs	0.00	12.50	150.00
Washroom - Plumbing Repairs	0.00	12.50	150.00
Washroom Maintenance	146.00	171.00	2,052.00
Water/Sewerage - Contract	0.00	3,655.00	43,860.00
Water/Sewerage - R&M	0.00	333.33	4,000.00
Water/Sewerage Maintenance	0.00	3,988.33	47,860.00
Gatehouse Refurbish/Repairs	0.00	416.66	5,000.00
Gatehouse Maintenance	0.00	416.66	5,000.00
Water System - Well Pumps	0.00	41.66	500.00
Water System - Hydrants	0.00	41.66	500.00
Water System - Blending Equipment	0.00	41.66	500.00
Water System - Chlorination	0.00	125.00	1,500.00
Water System - Reservoir R&M	0.00	25.00	300.00
Water System - Piping Repairs	0.00	83.33	1,000.00
Water System Maintenance	0.00	358.31	4,300.00
Telephone Equipment Repairs	0.00	333.33	4,000.00
Telephone Equipment Maintenance	0.00	333.33	4,000.00
Storage Unit - Moss Removal	0.00	0.00	2,000.00
Storage Unit - Roof Repairs	0.00	833.33	8,000.00
Storage Unit - Structural Repairs	0.00	166.66	2,000.00
Storage Units Maintenance	0.00	999.99	12,000.00
Maintenance Expenses Total	7,906.44	17,139.30	175,654.00

JANUARY 2019 Daily Reservoir Readings

Date	Time	depth	Temp.	Well#1	Well#2	Well#9	Well#13	Res.Flow	total	
					59573	54096		168511		
	1 845	10.8						168596		
	2 820	10.8						168703		
	3 925	10.8						168793		
	4 845	10.9						168883		
	5 930	10.8						168971		
	6 935	10.9						169062		
	7 900	10.9						169149		
	8 845	10.9						169228		
	9 850	10.9						169320		
	10 850	10.8						169406		
	11 840	10.8						169492		
	12 830	10.8						169575		
	13 845	10.8						169664		
	14 845	10.8						169764		
	15 820	10.8						169854		
	16 835	10.8						169938		
	17 830	10.8						170022		
	18 910	10.8						170114		
	19 940	10.8						170199		
	20 900	10.8						170282		
	21 835	10.8						170375		
	22 830	10.8						170464		
	23 800	10.8						170545		
	24 900	10.8						170637		
	25 855	10.8						170723		
	26 810	10.8						170806		
	27 820	10.8						170885		
	28 835	10.9						170986		
	29 900	10.8						171071		
	30 830	10.9						171151		
	31 900	10.9						171231		
Meter Readings					6018055239					
Total consumption					607 1143					
comments										
Don Buchner										

TOTAL Consumption for Jan 2019 = 2720^{cm} or 598,400 Gal.

DAILY Consumption = 88^{cm} or 19,303 Imp. Gal.

- As the counsel is well aware, I have submitted a quote for back up power for wells #1, 2 + the reservoir. I am now awaiting a response so we can move forward.
- We have temporarily remedied the glitch with the wiring to well #1 but more work is needed to make it a permanent fix.
- All water tests have come back clean and the system is running well.

Thank You
Don Buchner

Sheet1

JAN		2019 Daily Residual Chlorine Readings					
Date	reservoir	SL 51	SL 27	Washrooms	SL 201	SL 177	SL 269
1	.2				.2		
2	.2				.2		
3	.2			.2			
4	.2				.2		
5	.2			.2			
6	.2				.2		
7	.2			.2			
8	.2				.2		
9	.2			.2			
10	.2				.2		
11	.2			.2			
12	.2				.2		
13	.2			.2			
14	.2				.2		
15	.2				.2		.2
16	.2			.2			
17	.2				.2		
18	.2			.2			
19	.2				.2		
20	.2			.2			
21	.2				.2		
22	.2			.2			
23	.2				.2		
24	.2						.2
25	.2			.2			
26	.2				.2		
27	.2			.2			
28	.2				.2		
29	.2			.2			
30	.2				.2		
31	.2			.2			

LQRV

SCHEDULE OF EVENTS

JANUARY

TUES.

- 08 VILLAGE COMMUNITY VOLUNTEERS MEETING
10:00 a.m. 1575 PADY PLACE /everyone welcome!
- 15 WEEDING COMMUNITY GROUNDS

FEBRUARY

TUES.

- 05 VILLAGE COMMUNITY VOLUNTEERS MEETING
10:00 a.m. 1575 PADY PLACE /coffee's on!
- 12 WEEDING

MARCH

TUES.

- 05 VILLAGE COMMUNITY VOLUNTEERS MEETING
10:00 a.m. 1575 PADY PLACE /everyone welcome!
- 12 WEEDING COMMUNITY GROUNDS

EVERYONE WELCOME TO ALL EVENTS
INFO: ALLYSON 738-0774