



## **MINUTES OF A REGULAR MEETING**

### **STRATA COUNCIL VIS4673 March 7th, 2015 [Start Time 10:00 A.M.] 1670 Meadowood Way, Qualicum Beach**

**Council:** Dick Shantz, Korina Richard, Marilyn Kopernick, John Mainland  
Dana Mellway, Tim Peligren & Elaine Peligren

**Absent:** Edzo Kok, Jackie Corkery

**Guests:** Trish Curtin, David Carter, Ozzie Jimmo

#### **1. Call to Order**

Dana Mellway, Vice President, called the meeting to order at 10:05 a.m.

#### **2. Approval of Agenda**

**Moved:** Tim  
**Second:** Dick

Move that Council accept the agenda as presented.

**Carried**

### **3. Approval of Previous Minutes**

**Moved: Tim**  
**Second: Dick**

Move that the minutes from the January 24<sup>th</sup>, 2015 Regular Council Meeting be approved and accepted as presented.

**Carried**

### **4. Treasurer's Report**

John provided council with the necessary financial reports completed to February 28<sup>th</sup>, 2015.

In December 2014/January 2015 the Strata purchased the following investments:

- 1.) 181,019 units of \$1 units of daily high interest savings units (Coastal Community Credit Union) earning .85%
- 2.) 9,584 units of \$1 units of daily Manulife Trust Investment Savings units earning 1.2%
- 3.) 45,000 units face value of Rogers Communication Bond for \$55,406.02 earning 6.11% maturing August 25<sup>th</sup>, 2040

These investments are permitted under Section 6.11 and only one of the subsections (a) to (e) need to be fulfilled. Our investments satisfy the following 6.11 (a) and (e).

**Moved: Dana**  
**Second: Tim**

Move that Council approve the investments made by the Treasurer as outlined above.

**Carried**

### **5. Old Business**

#### **a.) Review Water System and Timeline Update**

The developer and water maintenance provider met with Island Health Representatives and the Engineer that designed the automation system and everything went very well. They were shorted a couple of parts and once received and installed, a letter will be sent to all owners advising them of the date that the chlorination will commence. The chlorination will be introduced into the water system very slowly.

**Moved: Dick**  
**Second: Korina**

Move that Council give Owners & Residents fifteen (15) days' notice prior to the introduction of chlorination.

**Carried**

**Water System Report:**

Attached is the Reservoir Readings Report [Exhibit A1] for the period of December 1st to January 31<sup>st</sup>, 2015 provided by our Water System Operator.

**b.) Expenditures for Approval**

**Moved: Dana**  
**Second: Dick**

Move that Council approve the expenditure of \$180.00 for five Council Members to attend the CHOA Spring 2015 Strata Education Program being held on May 2nd, 2015.

**Carried**

**Moved: Tim**  
**Second: Korina**

Move that Council approve the bill received for \$129.00 for renewal fees of the strata lqrv.ca website.

**Carried**

**Moved: Marilyn**  
**Second: Tim**

Move that Council pay the Mediator, John Lyotier, \$20 per hour for preliminary meetings with each party related to the barking dog at Strata Lot 68.

**Carried**

**Moved: Tim**  
**Second: Dana**

Move that Council send the \$1,500 retainer to our lawyer, to be held in trust for legal fees associated with collecting outstanding strata fees.

**Carried**

**c.) 2014 -2015 Task List**

Council reviewed the council task list and added a few additional items to be completed this year.

Edzo provided the following report: Telus has finally completed their survey and estimate of costs to provide Fiber Optic TV and Internet Service to the Village

- i.) Telus has determined that the costs for new infrastructure are too high for them to consider this project – they estimate that it would cost \$300 to \$400 thousand dollars to install all of the poles and aerial lines and the business they would generate would not support this cost.
- ii.) Edzo inquired whether the Strata could look at paying for the infrastructure if Telus would provide a Bulk Rate for Services that would provide enough savings that the residents would recoup the investment in a few years. Telus said they may consider this. As an example; a bulk rate could save a resident \$1,000per year in TV and internet costs. If 200 residents were willing to put forward 50% of those savings towards infrastructure for four (4) years, we would have the \$400,000.

Council tabled to the next meeting for further discussion.

**d.) Approval of the Coastal Community Credit Union Deposits**

John Mainland advised that he is now set up with a deposit only card.

**e.) Legal Interpretation of Bylaw 45 (5), 28 and 29**

**Tim Peligren and Elaine Peligren both left the room during discussion and motion.**

**Moved: Marilyn**  
**Second: Dana**

Move that Council send letters to Strata Lots 232, 233, 238, 46, 47, 244 and 245 advising them they are in violation of Bylaw 45 (5) and it is Council's intent to fine them if we do not receive a response or request for a hearing within the time specified, we will levy the fine for the bylaw infraction as all of these lots have passed the two year period.

**Carried**

## **6. Reports**

### **a.) Design Review Committee**

Approved building of a shed at Strata Lot 16

Design Review Committee provided Council with a report.

### **b.) Common Property**

**Moved: Tim**

**Second: Dick**

Move that Council order the spring garbage bin, to be delivered during the week of March 23<sup>rd</sup>, 2015.

**Carried**

### **c.) Communications**

Correspondence was received from Lots 80 (Lawyer – Browne Associates) 261, 123, 123, 216, 225, 189, 173 & 261.

Correspondence was sent to Lots 225, 29, 173, 80, 270, 197, 157, 117, 106, 151, 260, 123, 261 & 39.

Council has been advised that there is a small group of teenagers that have been playing pranks on some Owners in the village on Saturday nights. Council recommends Owners contact the local RCMP if they feel threatened.

## **7. Significant Events**

### **a.) Village Community Events**

The attached report [Exhibit B1] was provided by the Village Community Volunteers.

The Village Community Volunteers also provided Council with a Welcome Package to be given to Renters. Council will review this package and will report back to them shortly.

### **b.) Corcan-Meadowood Residents Association Report**

The Regional District of Nanaimo is accepting bids for a Project Manager for the move and set-up of the portables to be used for the Meadowood Community Center. Bids will be accepted until March 12<sup>th</sup>, 2015.

Owners are encouraged to visit [www.meadowoodresidents.com](http://www.meadowoodresidents.com) to obtain the most recent updates from our community association.

## **8. New Business**

### **a.) RDN Emergency Program Information Meeting – March 19<sup>th</sup>, 2015**

Attached is [Exhibit C1] the poster for the meeting being sponsored by the Regional District.

### **b.) Yard Waste Chipping Dates for 2015**

Owners can bring their yard waste to the storage unit area on Taylor Walk starting now.

### **c.) Garden Plots**

There has been some interest to develop a community garden area at Strat lots 13 & 14 or at the Taylor walk storage unit site. Dana has agreed to investigate this further and will report back to Council with details.

### **d.) CHOA Spring Seminar – May 2<sup>nd</sup>, 2015**

Marilyn Kopernick, Dana Mellway, Edzo Kok, Tim Peligren and Elaine Peligren are all registered to attend the CHOA Spring 2015 Strata Education Program being offered on May 2<sup>nd</sup>, in Nanaimo, B.C. An outline of material to be covered is provided on the attached [Exhibit D1].

### **e.) Owners contact with Insurance or other agents**

Rather than Owners going direct to the Insurance Company for information regarding the Strata Policy, Owners should contact Strata Council.

### **f.) Motion to pay Mediator John Lyotier**

This item was addressed earlier under 5 b.) Expenditures for Approval.

## **9. Next Meeting Date**

The next Regular Council Meeting is scheduled for Saturday, April 25<sup>th</sup>, 2015 at 10:00 a.m. located at 1670 Meadowood Way, Qualicum Beach, B.C.

## 10. Adjournment

**Moved: Tim**  
**Second: Dick**

There was no further business and the meeting adjourned at 11:32 a.m.

**Carried**

---

**Dana Mellway, Vice President**

---

**Date**

---

**Elaine Peligren, Recording Secretary**

---

**Date**