Little Qualicum River Village

MINUTES OF A REGULAR MEETING

STRATA COUNCIL VIS4673
October 1st, 2015 [Start Time 6:30 P.M.]
1670 Meadowood Way, Qualicum Beach

Council: Marilyn Kopernick, John Mainland, Dana Mellway, Tim Peligren, Elaine Peligren, Edzo Kok, Linda Guild & Korina Richard

1. Call to Order

Marilyn Kopernick, President, called the meeting to order at 6:31 p.m.

2. Approval of Agenda

Moved: **Tim**
Second: **Linda**

Move to add to 9. New Business a.) CHOA Fall Education Program and b.) Contract Awarding

Carried

Moved: **Edzo**
Second: **Marilyn**

Move that Council accept the agenda as amended.

Carried

3. Approval of Previous Minutes

Moved: Elaine
Second: Korina

Move that Council amend the August 24th, minutes under 10. Next Meeting Date to "The next Regular Council Meeting is scheduled for Monday, September 28th at 9:30 a.m. located at 1670 Meadowood Way, Qualicum Beach, B.C."

Carried

Moved: Marilyn
Second: Dana

Move that Council accept the previous minutes as amended.

Carried

4. Treasurer's Report

Treasurer provided Financial Report to Council via gatehouse computer.

5.) Old Business

a.) Review Water System and Timeline Update

Water line disinfection is complete. Chlorination of water in LQRV will commence on or after October 12th, 2015. This will result in a chlorine residual of .2 mg/litre as per Island Health requirements.

A full report on the water system will be provided in the 17th Annual General Meeting Package that will be mailed to Owners on October 6th, 2015.

Water System Report:

Attached is the Reservoir Readings Report [Exhibit A1- A2] for the period of August 1st to 31st and September 1st to 30th, 2015 provided by our Water System Operator.

b.) Expenditures for Approval

Coastal Community Credit Union is considering charging us service fees in the future as they no longer consider us non-profit. Council will report to Owners once a final decision is made and amount of the service fee is determined.

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

Move that Council approve the additional $267.00 for the aqua- riparian assessment.

Carried

Moved: **Marilyn**
Second: **Linda**

Move that Council approve $120.00 for the annual lease of a room at 1625 Meadowood Way to house the strata telephone system and up to $210 for modifications to the room.

Tim Peligren and Elaine Peligren abstained from voting.

Carried

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

Move that Council approve up to $266.00 for four metal signs, two regarding all-terrain vehicles and two regarding pet bylaws.

Carried

Moved: **Elaine**
Second: **Dana**

Move that Council spend up to $3,500.00 for costs relating to the Annual General Meeting including the hall, the Chairman, copying charges, paper, postage and miscellaneous supplies.

Carried

c.) 2014 -2015 Task List

Council reviewed the council task list and a few new items have been added to next year's task list.

d.) AGM Planning

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

Move that Council accept and approve the 17th Annual General Meeting Notice Package.

Carried

As a reminder, the Annual General Meeting will be on Saturday, November 7th, 2015 at the Christian Fellowship Centre at 825 Village Way in Qualicum Beach. Registration will start at 8:00 a.m. and the meeting will commence at 9:00 a.m.

e.) Collection of Outstanding Fines

Moved: Marilyn
Second: Linda

Move that Council file a claim against Strata Lot 103 with Small Claims Court to collect outstanding fines.

Carried

6. Bylaw Enforcement

Nothing new to report.

7. Reports

a.) Design Review Committee

The Design Review committee reviewed their report with Council.

b.) Common Property

Wrong part came in for the In Gate and Council has to wait for the right part to come in before the repair can be done.

c.) Communications

Welcome packages to new owners will be going out shortly. All renter welcome packages have been distributed along with Form K's.

Correspondence was received from Strata Lots 161, 141, 197, 67, 265, 109, 261.

Moved: Marilyn
Second: Tim

Move that Council approves the responses sent to Strata Lots 68, 67, 261 (September 10th, 27th and October 2nd) 265, 270, 109 & 141.

Carried

d.) Common Carrier Committee

The committee is going to go back to Shaw Cable as they told us to come back in two years to discuss the possibility again.

e.) Geological Assessment Committee

Moved: **Marilyn**
Second: **Edzo**

Move that Council dissolve the Geological Assessment Committee and instead include any items pertaining to the task list.

Carried

8. Significant Events

a.) Village Community Events

The attached LQRV Family Christmas Party [Exhibit B1] was provided by the Village Community Volunteers.

b.) Corcan-Meadowood Residents Association Report

The 6th Annual General Meeting was held at the Lion's Hall on Saturday, September 26th, 2015. Owners are encouraged to visit www.meadowoodresidents.com to obtain the most recent minutes and exhibits from our community association.

9. New Business

a.) CHOA Fall Education Program

Some members of Council will be attending the Thursday, November 26th strata education program being held in Nanaimo.

b.) Contract Awarding

Moved: **Tim**
Second: **Linda**

Move that Council award the bookkeeping and investment analyst position for a total of $19,500.

John Mainland left the meeting during the discussion and vote.

Carried

10. Next Meeting Date

The next Regular Council Meeting is scheduled for Monday, November 16th at 6:30 p.m. located at 1670 Meadowood Way, Qualicum Beach, B.C.

11. Adjournment

Moved: **Tim**
Second: **Linda**

There was no further business and the meeting adjourned at 7:25 p.m.

Carried

Marilyn Kopernick, President **Date**

Elaine Peligren, Recording Secretary **Date**

AGENDA OF A REGULAR MEETING

STRATA COUNCIL VIS4673

Thursday, October 1st, 2015 [Start Time 6:30PM]

1670 Meadowood Way, Qualicum Beach

Little Qualicum River Village

1. Call to Order

2. Approval of Agenda

3. Approval of Previous Minutes from August 24th, 2015

4. Treasurer's Report

5. Old Business
   a.) Review Water System & Timeline Update
   b.) Expenditures for Approval
   c.) 2014 – 2015 Task List
   d.) AGM Planning & Approval of the Notice Package
   e.) Collection of Outstanding Fines

6. Bylaw Enforcement

7. Reports
   a.) Design Review Committee
   b.) Common Property
   c.) Communications
   d.) Common Carrier Committee
   e.) Geological Assessment Committee

8. Significant Events
   a.) Village Community Events
   b.) Corcan-Meadowood Residents Association Report

9. New Business

10. Next Meeting Date

11. Adjournment

[EXHIBIT A1-A2] [A1] August Report 2015

Sheet1

LQRV-August-2015 reservoir readings										
DATE	Time	depth	temp	Well#1	Well#2	Well#9	Well#13	weather	flow to res.	total
Meter				78303	13700	11975				3974
1	7.48	10.5	14					clear	25663	
2	6.29	10.5	14					"	25790	
3	7.08	10.6	14					"	25925	
4	7.13	10.5	14					"	26054	
5	7.35	10.4	14					cloudy	26190	
6	7.35	10.4	14					"	26296	
7	6.01	10.6	14					clear	26399	
8	7.49	10.4	14					rain	26525	
9	7.48	10.5	14					clear	26625	
10	8.03	10.5	14					cloudy	26718	
11	7.41	10.5	14					clear	26823	
12	7.07	10.4	14					"	26939	
13	7.31	10.5	14					"	27068	
14	7.04	10.5	14					"	27179	
15	7.11	10.5	14					cloudy	27304	
16	7.28	10.5	14					clear	27397	
17	7.31	10.5	14					"	27525	
18	7.25	10.4	14					"	27658	
19	6.25	10.5	14					"	27792	
20	7.31	10.5	14					"	27916	
21	7.26	10.6	14					"	28026	
22	7.38	10.4	14					"	28132	
23	7.05	10.5	14					"	28258	
24	7.45	10.5	14					"	28390	
25	7.33	10.6	14					"	28503	
26	7.48	10.3	14					"	28635	
27	7.38	10.5	14					"	28755	
28	7.35	10.5	14					rain	28855	
29	7.51	10.5	14		Power out			rain	28946	
30	8.01	8.5	14					rain	28994	
31	7.52	10.6						rain	29170	
meter readings				79573	14855	13191				
Total consumption				1270	1155	1216				3541
comments										
Don Buckner										

Average daily usage is 117 cm per day (Down from last month)

The system is running well and water is still in good supply. All test have remained clean and VHA is happy. Maintenance is being completed according to schedule.

Don Buckner
OPERATOR #6464

[EXHIBIT A1-A2] [A2] SEPT 2015

Sheet1

SEPTEMBER 2015-Reservoir Readings

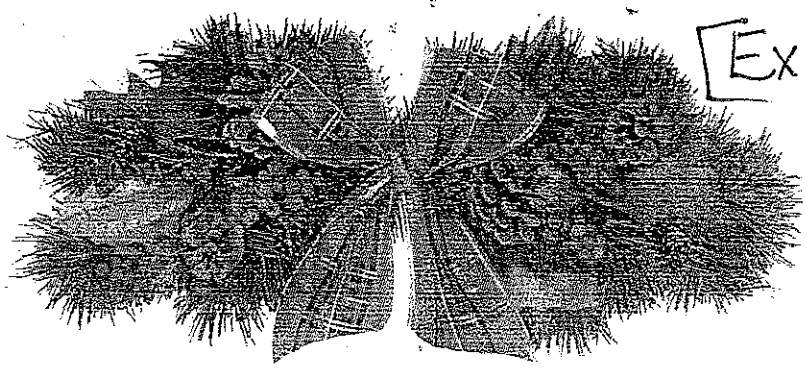
date	time	depth	temp	Well #1	Well # 2	Well # 9	Well #13	weather	res flow	total
meter				79558	14855	13191				
1	7.45	10.4	14					RAIN	29170	
2	7.48	10.6	11					"	29242	
3	7.42	10.5	11					CLOUDY	29321	
4	8.10	10.7	11					"	29415	
5	8.00	10.5	11					CLEAR	29509	
6	8.02	10.6	11					RAIN	29590	
7	8.04	10.6	11					CLOUDY	29671	
8	7.35	10.5	11					"	29761	
9	7.38	10.5	11					"	29846	
10	7.47	10.5	11					"	29952	
11	7.31	10.5	11					CLEAR	30044	
12	7.48	10.4	11					"	30143	
13	7.58	10.5	11					"	30289	
14	7.06	10.5	11					CLOUDY	30402	
15	7.01	10.6	11					"	30484	
16	7.43	10.5	11					"	30572	
17	7.41	10.5	13					"	30648	
18	7.42	10.7	11					"	30732	
19	7.54	10.6	11					RAIN	30807	
20	8.41	10.6	11					"	30889	
21	8.50	10.5	11					CLEAR	30965	
22	7.54	10.7	11					"	31049	
23	7.52	10.5	11					"	31118	
24	8.03	10.6	11					"	31199	
25	7.49	10.7	11					RAIN	31278	
26	7.45	10.5	11					CLOUDY	31350	
27	8.16	10.7	11					"	31449	
28	8.07	10.7	11					CLEAR	31525	
29	8.05	10.6	11					"	31612	
30	8.02	10.5	11					"	31689	
31										
meter readings				80679	15573	14052				
total consumption				1121	718	861				2700
comments										
Don Buchner										

Average daily usage is about 90 cm per day. This is a good average and shows responsible conservation by the users. The system is running smoothly and I have been informed that the chlorination system is about ready to go into service.

Don Buchner

OPERATOR # 6464

[EXHIBIT B]



LQRV FAMILY CHRISTMAS PARTY

Saturday, November 28th, 2015

12:00 to 3:00 pm

Mountainview Park

BBQ - Hotdogs

Hot Chocolate/Coffee/Tea/Water

We will have gifts for all the children and/or grandchildren who attend the party, approximate value $10.00. We are inviting a surprise guest, and will have karaoke music and games. We are also collecting donations of non-perishable items for the Food Bank during the party. ***Please complete the form below with children's names and ages if they will be attending.*** (Gifts not claimed/handed out at the party will be donated to the Christmas Hamper Program).

Any questions, please call Annie Donald 250-752-6728 or Allyson Wight 250-738-0774.
If you hear of any families who did not receive this notice, please let us know. Thanks.

ALL Residents WELCOME! (Owners & Renters)

Hosted by the Village Community Volunteers

Please drop form in Strata MailBox @ Front Gatehouse, **Before November 15th, 2015**

Name	Gender	Age	Parent/Grandparent	Phone No.

Thank You