

**MINUTES**  
**LITTLE QUALICUM RIVER VILLAGE ~ REGULAR COUNCIL MEETING**  
**HELD ON DECEMBER 9, 2019 AT 6:30 P.M.**  
**IN THE LIGHTHOUSE COMMUNITY CENTRE, 240 LIONS WAY, QUALICUM BEACH, BC**

---

**Council Present:**

Trish Curtin, Doedy Reisler, Lorraine Webb, Oliver Board, Kevin Gleeson, Judy Lewis, Evelyn Mitchel, Julie Sauve, Emmanuelle Nixon

**Council Absent:**

None

**Observers Present:**

Sally Kennedy SL079, Larry Nixon SL177, Bob McCarren SL027, Garry Fisher SL264, Phil Build SL025, Geoff Devery SL021, Edzo Kok SL043, Lynn & Helmut Balzer SL167

**Item #1      CALL TO ORDER**

Trish call the Regular Council Meeting to order at 6:30 p.m.

**Item #2      ADOPTION TO THE AGENDA**

Moved by Trish, seconded by Doedy

**MOTION: 1/09/12      “THAT the Little Qualicum River Village Council hereby adopts the agenda as presented.”**

Motion **CARRIED.**

**Item #3      INTRODUCTION OF NEW COUNCIL**

Councillors each gave a brief background.

**Item #4**      **ELECTION OF COUNCIL POSITIONS**

Nominations and acceptance of all Council positions were as follows:

President: Trish Curtin  
Vice President: Oliver Board  
Treasurer: Doedy Reisler  
Secretary: Emmanuelle Nixon  
Design Review Committee (DRC): Kevin Gleeson, Julie Sauve, Judy Lewis  
Information Officer: Julie Sauve  
By-law Officer: Lorraine Webb, Evelyn Mitchell

**Item #5**      **ADOPTION OF THE MINUTES**

Minutes of the October 7, 2019 Strata Council Meeting.

Amend 6.b. to read Earl was opposed.

Moved by Trish, seconded by Doedy

**MOTION: 2/09/12      “THAT the Little Qualicum River Village Council hereby adopts the minutes of the October 7, 2019 Council meeting, as amended.”**

Motion **CARRIED**.

**Item #6**      **REPORTS**

**6.1**      **Policy & Procedures**

There was no report.

**6.2.**      **Design Review Committee (DRC)**

**6.2.a.**      **DRC Applications & Construction**

- SL260 setbacks and SL257 ongoing.
- Doedy is working on an inspection and maintenance schedule.

#### 6.2.a. DRC Applications & Construction (Cont'd)

- SL257 – The Ministry of Forests paid a visit in September 2019 to see the riparian area damage caused by development in a riparian zone. An independent Geotech assessment was secured report regarding storm damage in the area; Trish and Doedy will continue to handle this case. The Ministry of Forests viewed SL 244 at the same time. Soon afterwards, the RDN posted 'Stop Work' notices and Riparian Area signs on SL 244.

#### 6.3. Financial Report & Expenditures for Approval

Doedy noted she had no working computer available at the time for printing; new computer being installed; discussion on non-payment of fees.

#### 6.2. Design Review Committee (DRC)

##### 6.2.f. Water System

Lorraine discussed the septic field on Dar's Place and that Roto-Rooter had been contacted due to alarms going off; recommended to have only one service contractor; Roto-Rooter willing to attend council meeting; funding to replace and install the backflow prevention valves is coming from the Contingency Reserve Fund (CRF); maintenance schedule is required; invite Mr. Don Buchner (Strata Water Operator) and Mr. Tom Crasemann (On-Site Assistant to Mr. Buchner) to attend an upcoming meeting.

#### Item #7 STRATA COUNCIL TASK LIST

List will be brought forward at the next Council meeting.

#### Item #8 UNFINISHED BUSINESS

##### 8.1. Notice of Civil Claim Suit – Noel Stephen & Judith Munkholm

SL261 – No new information received since last update. The Regional District of Nanaimo (RDN) & British Columbia Provincial Government; RDN and BC Provincial Government are expected to seek summary judgments to absolve them of liability, which is an approach available to those bodies because of the legal protection afforded by their legislation; Strata must rely on facts of the matter to prove it is not liable; insurance coverage applies if the Strata has any liability.

### 8.3. Telus Optik Cable Line

Trish will contact Telus for an estimated timeframe for start of project; noted that the offer brought forward from Mr. Dana Mellway of SL 210 at the AGM stated our strata was being included in Telus' future build plans in Qualicum Beach. It does not state the build would be cost free to the strata. Telus understood the strata was in located within the boundaries of Qualicum Beach. Upon attending our strata, noting its rural location and the 15 kilometers of roadways, our Strata no longer fit within Telus' build plans and nothing further was proposed. Telus assessed our strata before making its proposal. Telus has a joint agreement with BC Hydro and will string their cable on those poles inside the Strata, just as they do outside the Strata.

### 8.4. Signs

Signs have been delivered along with extra poles; sign for Cameron Crescent was not ordered but Lorraine will look after it.

### 8.5. Abbey Road Repairs

Mr. Don Buchner recommended McElhanney Engineers out of Nanaimo.

### 8.6. CRT

- SL079 case regarding the phone system remains on hold due to 2019 Annual General Meeting (AGM)  $\frac{3}{4}$  vote supporting the Telus proposal to install their PureFibre in the Strata.
- SL186 – case is going at the adjudication stage of the Civil Resolution Tribunal (CRT) process; SL 186 is seeking exclusive use of common property for renting out a recreational vehicle (RV) for profit.

### 8.8. Lawyer – List of Questions

Councillors instructed to bring forward a list of questions for lawyer; lawyer needs to be knowledgeable in Strata Development Law, as well as general Strata Law to assist with review of our Strata Plan. Despite each lot having two parts (the storage unit and the surveyed and zoned private yard area) the RDN insists on treating us as though all the land outside the storage units is common property. The nature of our Strata needs to be defined.

**8.9. Well 15**

Discussion that there is no agreement with SL242 for an easement on Taylor's Walk; an agreement in writing is required.

Moved by Trish, seconded by Doedy

**MOTION: 3/09/12      "THAT the Little Qualicum River Village Council hereby proceed with the assessment for Well 15."**

Motion **CARRIED**.

**8.10. RDH Engineering Depreciation Report**

Moved by Trish, seconded by Doedy

**MOTION: 4/09/12      "THAT the Little Qualicum River Village Council hereby directs Councillor Reisler to contact RDH Engineering to develop a Depreciation Report on commonly owned infrastructure."**

Motion **CARRIED**.

**Item #9      NEW BUSINESS**

**9.1. Lots 13 and 14**

Discussion took place on SL013 and SL014 if they should be deemed invaluable so no taxes would be paid; possible aquaparian report; water runs through area year round; SL014 might best be deemed as a riparian area property; SL013 has potential for common property usage; current annual taxes paid on both lots of a combined \$1,300 (one thousand, three hundred); Strata has owned lots for approximately a decade.

**9.2. Excavators Damaging Roadways**

Discussion on the conditions of current road shoulders; how to enforce a bylaw; past damage; how trucks damage roads; homeowners and contractors required to have liability insurance; DRC application notes that contractors are liable; DRC application form needs to be updated.

**9.3. Plan for Backflow Valves**

Oliver and Trish will work with Mr. Don Buchner for this project; new British Columbia wide regulation put in place by Vancouver Island Health Authority (VIHA); licence requirements; easement required for SL242; as directed by  $\frac{3}{4}$  vote at the 2019 AGM backflow valves to be installed over the next 2 (two) years; Kevin will assist.

**9.4. Emergency Access Committee**

Mr. Tony Gioventu, Executive Director of the Condominium Home Owners' Association (CHOA), confirmed that a committee needs to be struck according to the  $\frac{3}{4}$  vote done at the 2019 AGM; Judy elected as Councillor Liaison.

**9.5. Easements**

SL242 on Taylor Walk, requires a survey before an easement could be done for well #15; lawyer required for easement.

**9.6. Email Agendas and Minutes**

Owners would have the choice to opt in/out of automatic electronic emergency notice delivery; possible use of text messaging during times of emergency ie/ snowstorm of 2018.

**Item #10      EVENTS**

Council thanked Mrs. Allyson Wight of SL173 for providing lunch services during the 2019 AGM as well as a thank you to all of the volunteers; there will be no kids Christmas Party for 2019 but the Events calendar shows an Easter Egg Hunt in 2020.

**Item #11      CORRESPONDENCE**

- SL029 – October 10, 2019: Discussion took place on the differences between CHOA and the Vancouver Island Strata Owners Association (VISOA) including membership costs, availability and professionals vs. volunteers.

Moved by Julie, seconded by Kevin

**MOTION: 5/09/12      "THAT the Little Qualicum River Village Council hereby confirms to continue their membership with the Condominium Home Owners' Association (CHOA)."**

Motion **CARRIED.**

### 11.1. Correspondence Summary

- SL 015/016 e-mails re: water restrictions, fee calculations, document request, thanks to Council, Candice and all who helped with the AGM and marshlands on lot 14.
- SL 018 e-mail offering information about lots 13 and 14.
- SL 019 e-mail re: tree removal on lot.
- SL 020 e-mails re: shutting showers in Park washrooms, forwarding of complaints and notification of same.
- SL 029 letters re: having Vancouver Island Strata Owners Association membership instead of CHOA, lots 13 and 14 be deemed unmarketable to eliminate property taxes, CMRA and AGM.
- SL 033 e-mail offering to help with AGM.
- SL 034 e-mail re: set up phone activated gate entry system.
- SL 038 e-mail re: removal of danger tree on their lot.
- SL 040 e-mail re: non-residents are using our garbage facilities.
- SL 053 e-mail re: lenders not willing to finance LQRV properties due to lawsuit
- SL 075 e-mail re: updating/changing LQRV sign in front of gatehouse.
- SL079 e-mail re: document request, Emergency Preparedness Plan and Strata website.
- SL 079 SL 082 e-mail re: snow removal.
- SL 115 e-mail re: better strata maintenance.
- SL 116 e-mail re: dumpster bins.
- SL 133 e-mails re: AGM package and stop sign obscured by cedar hedge.
- SL 167 e-mails re: document request and AGM Notice items.
- SL 169/170 e-mail re: slippery road at the gate.
- SL 176 e-mails re: leak at meter connection.
- SL 184 e-mail offering to help with AGM.
- SL 193 e-mail offering to help with AGM.
- SL 194 e-mail re: tree removal on their lot.
- SL 201 e-mail re: 'No Dumping' notice.
- SL 222 e-mails re: felled tree in creek upstream of bridge.
- SL 228 e-mail re: missing key and misuse of garbage facilities.
- SL 230 e-mail re: 'No Dumping' signs.
- SL 231 e-mails re: potential water leak and RDN.
- SL 232 e-mail offering an easement to the strata.
- SL 236 e-mail re: lender concerns with strata court cases.
- SL 252 e-mail re: phone/internet upgrade.
- SL 258 e-mail re: emergency access.
- SL 259 e-mail re: snow removal.
- SL 261/262 emails re: bylaw 3 (5) (a) issues.
- SL 266 e-mail re: forwarding of complaints to other party.

**11.1. Correspondence Summary (Cont'd)**

- SL 273 e-mails re: petition and hearing.
- E-mail from RDN re Earthquake Emergency Notification System and drill.
- E-mail from BC Parks re: work being done in the area
- E-mail from the Developer re: easements

Correspondence was also received re: mail keys, storage units, gate codes, updated contact details, website access, fees, proxies, internet availability, Form B, F and K issues and bids.

**Item #12 BYLAW ENFORCEMENT (DISCUSSION TO BE HELD IN CAMERA)**

To be held in camera.

**12.1. By-law Enforcement Action Taken**

- SL039 – Letter requesting debris be removed from private yard area as per By-law 40 (1).
- SL024 – Letter requesting debris dumped on common property be removed as per By-law 40 (1) and warning letter about illegal use of private yard area as per By-law 3 (1) (d).
- SL200 – Warning letter regarding dumping on common property as per By-law 40 (1) and operating an unlicensed/uninsured vehicle on common property as per By-law 37 (3).

**Item #13 NEXT MEETING DATE**

Council will next meet on January 13, 2020 @6:30 p.m.

**Item #14 ADJOURNMENT**

Moved by Trish, seconded by Kevin

**MOTION: 6/09/12      “THAT the Little Qualicum River Village Council meeting be adjourned at 9:13 p.m.”**

Motion **CARRIED.**



# Oct. 2019 LARV Report!

Total Consumption - 4683 <sup>cm</sup> or 1,036,260 Imp. Gal.

Daily Consumption - 151 <sup>cm</sup> or 33,233 Imp. Gal daily.

- As most are well aware, we had a leak this month which was the result of a blown meter at 1557 Pady Plc. This is a common problem in the industry and can be expected from time to time. The leak was identified within a day, thank to the help of a few locals and of course Trish and has been repaired.
- Another leak popped up on Pady Plc. 2 days later and I repaired this one immediately.
- There was also another Leak at 1752 Country Road which I identified as being the problem of the homeowner who very responsibly had it repaired immediately by Roto Rooter.
- We had an inspection by Elizabeth from VIHA this month at which Trish and myself attended and all went well with the inspection and all is good.
- We now have a back up generator installed at well #2 along with a fuel system (Propane) and new electrical panel.
- The back up solar system for chlorination at the reservoir is all in place now as well. So in the event of a power outage there should be no immediate cause for concern for a few days, however we must immediately conserve to the fullest extent as we are now transitioning from 3 wells to 1 well in this event.
- All Water tests have been clean.

Thank You.

Don Buhner



LQRV Reservoir Readings

Reservoir Readings									
For the Month of: <i>October</i> Year: <i>2019</i>									
		Resvr. Depth	Well #1 Meter	Well #2 Meter	Well #9 Meter	Well #13 Meter		Resvr. Temp.	
		Feet	Well # 1,2,9 Meter	Well # 1,2,9 Cubic Meter	Well # 13 Meter	Well # 13 Cubic Meter	Total Resvr. Input	°C	
Date	Time		Reading	Total	reading	Total	#1,2,9,13		
Prev. Month Reading			<i>207019</i>		<i>6399</i>				
1	8:45	10.9	207169	150	6399	—	150		
2	8:45	10.8	207310	141	"	—	141		
3	8:45	10.9	207455	145	6399	—	145	12.5	
4	8:45	10.8	207596	141	"	—	141		
5	9:00	10.9	207734	138	6399	—	138		
6	8:45	10.8	207881	147	"	—	147		
7	8:30	10.9	208033	152	6399	—	152		
8	8:30	10.8	208175	142	"	—	142		
9	8:30	10.5	208314	139	6399	—	139	12.0	
10	8:35	10.9	208464	150	"	—	150		
11	8:45	10.9	208605	141	6399	—	141		
12	8:30	10.8	208741	136	"	—	136		
13	8:40	10.8	208888	147	6399	—	147		
14	8:30	10.8	209037	149	"	—	149		
15	8:45	10.8	209194	157	6399	—	157		
16	8:30	10.7	209366	172	"	—	172	11.0	
17	8:30	10.3	209525	159	6399	—	159		
18	8:45	9.8	209716	191	"	—	191		
19	5:45	10.8	209872	156	6450	49	205		
20	8:45	10.8	210048	176	6450	—	176		
21	9:31	10.8	210210	162	6450	—	162	11.0	
22	8:45	10.9	210351	141	"	—	141		
23	8:30	10.8	210486	135	6450	—	135		
24	8:35	10.8	210631	145	"	—	145		
25	8:45	10.8	210774	143	6450	—	143		
26	8:30	10.8	210908	134	"	—	134		
27	9:30	10.8	211061	153	"	—	153	10	
28	8:45	10.8	211209	148	6450	—	148		
29	8:30	10.8	211353	144	"	—	144		
30	8:40	10.8	211501	148	6450	—	148		
31	8:45	10.8	211651	152	"	—	152		
Total Monthly Reservoir Input				<i>4634 m<sup>3</sup></i>		<i>49 m<sup>3</sup></i>	<i>4683 m<sup>3</sup></i>		



## LQRV Residual Chlorine Readings


Residual Chlorine Readings for the Month of: *October* Year: *2019*

Date	Location:	Location:	Location:	Location:	Location :
	Reservoir	Washrooms	Abbey Rd.	Alternate	Alternate
	Reading	Reading	Reading		Reading
1	.2		.2		
2	.2		.2		
3	.2	.2			
4	.2	.2			
5	.2		.2	1617 Lewis L.	.2
6	.2			1617 Lewis L.	.2
7	.2		.2		
8	.2		.2		
9	.2			Kimmy Court	.2
10	.2			"	.2
11	.2		.2		
12	.2			1617 Lewis L.	.2
13	.2		.2		
14	.2	.2			
15	.2		.2		
16	.2		.2		
17	.2				
18	.2			Kimmy Court.	.2
19	.2		<.2		
20	.2		.2		
21	.2			Country Rd	.2
22	.2		.2		
23	.2			Kimmy Court	.2
24	.2		.2		
25	.2			Kimmys Court	.2
26	.2		.2		
27	.2			1690 Country Rd	.2
28	.2		.2		
29	.2			Lewis L.	.2
30	.2		.2		
31	.2			Kimmys Crs.	.2

## "November 2019 Report"

- Total Consumption for November 2019 = 4495 cm or 988,900 Imp Gal.
- Average Daily consumption for Nov 2019 = 150 cm daily or 33,000 Imp Gal.
- I collected samples from Wells #9, 1, 2 + 13 and sent them to AGAT Labs in Burnaby for testing. This is a chemical test procedure mandated by VHA to be done every 3 years. I will forward the results when I receive them. Probably within 2 weeks.
- We once again are experiencing problems with the wiring to well #9. This is resulting in Well #9 shutting down and we are having a hard time keeping up with out well #9. I have HPS Power dealing with the situation and hope we can solve the problem soon.
- Hydrant Maintenance was completed this month and the Service sheets are attached.
- All Water tests have come back clean!!

Hope you all have a great  
holiday season.

  
OPERATOR #6464



LQRV Reservoir Readings

Reservoir Readings								
For the Month of: <i>NOVEMBER</i> Year: <i>2019</i>								
		Resvr. Depth Feet	Well #1 Meter	Well #2 Meter	Well #9 Meter	Well #13 Meter		Resvr. Temp. C.
			Well # 1,2,9 Meter	Well # 1,2,9 Cubic Meter	Well # 13 Meter	Well # 13 Cubic Meter	Total Resvr. Input #1,2,9,13	
Date	Time		Reading	Total	reading	Total		
Prev. Month Reading			<i>211651</i>		<i>6450</i>			
1	8:45	10.8	<i>211802</i>	<i>151</i>	<i>6450</i>	<i>-</i>	<i>151</i>	<i>10</i>
2	8:30	10.9	<i>211950</i>	<i>152</i>	<i>"</i>	<i>-</i>	<i>152</i>	
3	8:10	10.9	<i>212101</i>	<i>151</i>	<i>6450</i>	<i>-</i>	<i>151</i>	
4	8:10	10.8	<i>212255</i>	<i>154</i>	<i>"</i>	<i>/</i>	<i>154</i>	
5	7:20	10.8	<i>212397</i>	<i>142</i>	<i>"</i>	<i>/</i>	<i>142</i>	
6	7:20	10.8	<i>212545</i>	<i>148</i>	<i>"</i>	<i>/</i>	<i>148</i>	
7	7:15	10.8	<i>212690</i>	<i>145</i>	<i>"</i>	<i>/</i>	<i>145</i>	<i>10</i>
8	7:20	10.8	<i>212837</i>	<i>147</i>	<i>"</i>	<i>/</i>	<i>147</i>	
9	8:00	10.8	<i>212984</i>	<i>147</i>	<i>"</i>	<i>-</i>	<i>147</i>	
10	9:00	10.8	<i>213136</i>	<i>152</i>	<i>6450</i>	<i>-</i>	<i>152</i>	
11	8:45	10.9	<i>213289</i>	<i>153</i>	<i>"</i>	<i>-</i>	<i>153</i>	
12	8:45	10.8	<i>213440</i>	<i>151</i>	<i>"</i>	<i>-</i>	<i>151</i>	
13	8:45	10.8	<i>213585</i>	<i>145</i>	<i>6450</i>	<i>-</i>	<i>145</i>	
14	8:45	10.8	<i>213728</i>	<i>143</i>	<i>"</i>	<i>-</i>	<i>143</i>	
15	8:45	10.7	<i>213874</i>	<i>146</i>	<i>6450</i>	<i>-</i>	<i>146</i>	<i>10</i>
16	8:45	10.8	<i>214021</i>	<i>147</i>	<i>"</i>	<i>-</i>	<i>147</i>	
17	8:45	10.8	<i>214171</i>	<i>150</i>	<i>6450</i>	<i>-</i>	<i>150</i>	
18	9:00	10.8	<i>214329</i>	<i>158</i>	<i>"</i>	<i>-</i>	<i>158</i>	
19	9:00	10.8	<i>214476</i>	<i>147</i>	<i>6450</i>	<i>-</i>	<i>147</i>	
20	9:00	10.9	<i>214624</i>	<i>148</i>	<i>"</i>	<i>-</i>	<i>148</i>	
21	9:00	10.7	<i>214767</i>	<i>143</i>	<i>6450</i>	<i>-</i>	<i>143</i>	
22	8:45	10.6	<i>214912</i>	<i>145</i>	<i>"</i>	<i>-</i>	<i>145</i>	<i>10</i>
23	9:00	10.7	<i>215064</i>	<i>152</i>	<i>6450</i>	<i>-</i>	<i>152</i>	
24	9:00	10.8	<i>215220</i>	<i>156</i>	<i>"</i>	<i>-</i>	<i>156</i>	
25	9:00	10.9	<i>215378</i>	<i>158</i>	<i>6450</i>	<i>-</i>	<i>158</i>	
26	8:45	10.9	<i>215527</i>	<i>149</i>	<i>"</i>	<i>-</i>	<i>149</i>	
27	8:45	10.8	<i>215669</i>	<i>142</i>	<i>6450</i>	<i>-</i>	<i>142</i>	
28	9:00	10.0	<i>215795</i>	<i>126</i>	<i>6453</i>	<i>3</i>	<i>129</i>	
29	9:00	10.8	<i>215977</i>	<i>192</i>	<i>"</i>	<i>-</i>	<i>182</i>	<i>9</i>
30	9:00	10.7	<i>216143</i>	<i>166</i>	<i>6453</i>	<i>-</i>	<i>166</i>	
31								
Total Monthly Reservoir Input				<i>4492</i>		<i>3</i>	<i>4495</i>	



## LQRV Residual Chlorine Readings

Residual Chlorine Readings for the Month of : *November* Year: *2019*

Date	Location:	Location:	Location:	Location:	Location :
	Reservoir	Washrooms	Abbey Rd.	Alternate	Alternate
	Reading	Reading	Reading		Reading
1	.2		.2		
2	.2			<i>Lewis Lane</i>	.2
3	.2			<i>1690 Country Rd</i>	.2
4	.2			<i>1690 Country Rd</i>	.2
5	.2			"	.2
6	.2			"	.2
7	.2			"	.2
8	.2			"	.2
9	.2			"	.2
10	.2		.2		
11	.2			<i>Lewis Lane</i>	.2
12	.2		.2		
13	.2		.2		
14	.2			<i>Kimmys Court</i>	.2
15	.1		.2		
16	.2		.2		
17	.2		.2		
18	.2			<i>Kimmy Court</i>	.2
19	.2		.2		
20	.2			<i>Lewis L.</i>	.2
21	.2		.2		
22	.2			<i>Kimmy Court</i>	.2
23	.2		.2		
24	.2			<i>Kimmy Court</i>	.2
25	.2		.2		
26	.2		.2		
27	.2			<i>Lewis Ln.</i>	.2
28	.2				
29	.2		.2	<i>Lewis Ln</i>	.2
30	.2			<i>Lewis L.</i>	.2
31					