



Minutes of a Regular Council Meeting

Strata Corporation VIS 4673
Lighthouse Community Centre
240 Lions Way, Qualicum Beach, B.C.
January 7th, 2019



introductory proceedings

Council Present

Brian Gallagher, Doedy Reisler, April Wilhelmina, Garry Fisher, Rob Pitter, Harry Oppenlander, Lorraine Webb

Observers Present:

Blake Bridges Lot 186, Gerald and Joanne Willms lots 15, 16 & 36, Carol Giesinger Lot 231, Anita Timm Lot 264, Bob McKerihen and Sally Kennedy Lot 79, Earl O'Hara Lot 150, Trish Curtin Lot 80, Lynn and Helmut Balzer Lot 167, Annie Donald Lot 107, John Cross Lot 228, Jack Onisimchuk and Evelyn Mitchell Lot 91

1. Call to Order

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

2. Approval of Agenda

Blake Bridges requested a hearing regarding an application to the strata.

Earl O'Hare requested we add to the agenda a DRC application regarding trees that need to be removed.

Motion: That agenda be accepted as amended

Moved: Lorraine

Second: Garry

CARRIED UNANIMOUSLY

3. Approval of Previous Minutes

Moved: Doedy

Second: Garry

CARRIED UNANIMOUSLY



4. Reports

a. Policies and Procedures

Brian presented a DRC task list to be filled out by Strata Council members with things that need to be done. The document was passed to Rob to start and pass on.

b. Design Review Committee

- i. Rob, Harry, and Brian need help. Brian is getting up to 100 emails per day. Rob spoke about application re tree removal.
- ii. Gate – Harry needs someone to fix the phone so that the gate can operate. The function that calls an outside number doesn't work. It was suggested we looking into a new gate system based on RFID fobs. Doedy has included this in the budget.

Motion: That we get quotes for a new system

Moved: Lorraine

Second: Brian

CARRIED UNANIMOUSLY

Harry will get quotes.

- iii. Garbage & dumping issues – still need improvement. Brian reported people are putting glass, Styrofoam, and plastic bags (plastic film) in recycling. This is not accepted by Waste Management, causes problems with their sorting equipment, and has to be removed. Please use the Return-It Centre in Parksville for these items as well as Pizza boxes that are soiled. Carol will share information with Lorraine regarding door to door service and Lorraine will inquire further.
- iv. Inspections and maintenance – Rob went over common property with the insurance adjusters. So far claims include a power pole on Laura's Loop and damage to the storage units. There is also a mirror down on Dar's Place. The water system is fine now but the common sewer system need to be maintained. This will be added to the schedule.
- v. Special Projects – Doedy brought up culvert work on Paul's Place, who pays? Brian stated we need to have a bond against building going forward (as we used to in the past) so when incidents like this happen builder will be responsible. Brian brought up water for flower beds at gatehouse and park needs to be turned on. We are



waiting for power to the gatehouse be moved from the private home on SL 136 to the new small building on common property. Harry has not spoken to owner of SL 136. Rob and April will write letter requesting the cost to move the electrical service be paid by the owner of SL 136. The contractor who did the culvert work on Warn Way and at well 13 will not complete the work until payment is made for the work done to date.

Motion: To not pay the contractor for culvert work as a quote was never received.

Moved: April

Second: There was no second. The motion was abandoned.

Motion: To pay the invoice and move on with a new contractor.

Moved: Garry

Second: April

CARRIED UNANIMOUSLY

- vi. Maintenance and repair budget not approved yet.
- vii. Report on Maintenance and Repair Budget Compared to Actual – No information available until we have a budget approved at the SGM.
- viii. Common Water System – We will attach monthly report to minutes.

c. Financial Report & Expenditures for Approval

- i. Year to Date Revenue and Review of Receivables – We continue to work basis last year’s budget. Nothing to report.
- ii. Report on Collection Decisions &/or Directives – Nothing to report.
- 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.

5. Council Task List

- a. The Council task list is being updated. It will be passed around the Strata Council and each task assigned to someone.

6. Unfinished Business

- a. Notice of Civil Claim Suit – Noel Stephen & Judith Munkholm – No recent news. No update.



- b. Owners List has been updated as of January 1st. Still a work in progress as we get undeliverable mail returned back we are finding owners. Candice has been a huge asset in this regard.
- c. SGM – We need a projector and screen. Volunteers will come early to set up, Lorraine will let them in. Refreshments will be coffee, tea and cookies.
- d. Waste and recycling – Lorraine will look into the option of curbside pick-up.
- e. Mailbox – the larger mailbox that was brought up at AGM is considered too expensive at this time and will not be pursued.

7. New Business

- a. Election of Council Vice President

Motion: To wait until the first Council meeting following the SGM before electing a Vice President

Moved: Brian

Second Rob

CARRIED UNANIMOUSLY

- b. Bylaw amendments from that AGM have been sent to the lawyer. Lorraine was given instructions and assigned to do this.
- c. Common burning pile – Suggestion sent to mailbox to have a common burning pile for all the waste on properties after the wind storm of December 20th. Discussion was held about this for and against without resolution. Sally Kennedy volunteered to contact the RDN about disposal.
- d. Riparian Act – Garry Fisher is working on this. We have to, by law, protect our streams and water. He has suggested some simple signs that there are regulations in place and no construction in protected areas. We will attach information to the minutes.

Motion: For Garry to give a presentation on the Riparian Act following the SGM

Moved: Garry

Second: Lorraine

CARRIED UNANIMOUSLY

8. Events

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



9. Correspondence

Discussion held in camera regarding an abundance of letters. A hearing, which was held immediately prior to the Council meeting was also discussed.

- a. A letter was received from the CMRA requesting an opportunity to address Council regarding their current initiatives. Instead, we will offer to let them speak following the SGM to those owners who are interested.

10. Bylaws

Discussion held in camera regarding bylaw infractions.

11. Next Meeting Date

- b. Next meeting is planned for Monday, February 11, 2019 at the Lighthouse Community Centre. We made tentative plans for meetings on March 18 and April 8th as well to reserve dates. It was suggested that we always try to schedule three meetings in advance for planning purposes.

12. Adjournment – 10:00 p.m.

Moved: Brian

Second: Rob

CARRIED UNANIMOUSLY