

**DRAFT MINUTES**  
**LITTLE QUALICUM RIVER VILLAGE ~ REGULAR COUNCIL MEETING**  
**HELD ON JULY 14, 2021 AT 6:30 P.M.**  
**AT THE MOUNTAINVIEW PARK ON COUNTRY ROAD, QUALICUM BEACH, BC**

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**Present – Strata Council:**

President: Trish Curtin  
Vice President: Evelyn Mitchell  
Councillors: Doedy, Reisler  
Lorraine Webb  
Heather Brickner  
Evelyn Michor  
Dana Mellway

**Absent:** Emmanuelle Nixon and Oliver Board (with notice).

**Present – Observers:**

SL 288:	Dave & Karol Pickering	SL 073:	Ed & Kari Wowchuk
SL 258:	Thomas & Isabelle Ivanore	SL 167:	Lynn & Helmut Balzer
SL 061:	Alex Bridges	SL 090:	R. Doll
SL 177:	L. Nixon	SL 119:	D. Schofield
SL 161:	Dino & Carol Canta	SL 091:	Jack Omisimchuk
SL 209:	Tamara Holtham	SL 029:	Stephen & Valerie Lipton
SL 042:	Gordon Mutch	SL 145:	Wayne Salter
SL 099:	M. Wing	SL 163:	Ava Greetham
SL 133:	Dwight Adams & Donna Wickstrom	SL 197:	Rod & Charlotte Huehn
SL 082:	David & Marija Spinx	SL 259:	Robert Covelli
SL 046:	Diana Mate	SL 163:	Glen Tombs
SL 164:	Darren Austin & Sylvia Davies	SL 260:	Glenn Flemming
SL 006:	Heidi Quint	SL 005:	Bob & Deb Wilson
SL 188:	Connie Peters	SL 187:	Iona & Jim Turner
SL 015/016/036:	Gerry & Joanne Wilms	SL 250:	Phyllis Courtice
SL 168/193:	Geri Stewart	SL 285:	R. Briggs
SL 047/048/049/050:	H. & F. Nefele	SL 158:	Rick Santa

**Item #1**

**CALL TO ORDER**

Trish called the Regular Council Meeting to order at 6.38 p.m.

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**Item #2**                    **ADOPTION TO THE AGENDA**

2.1                    Additions to the Agenda

- a)    Item # 3.1 – Petition
- b)    Item #3.2 – Council Resignations
- c)    Change of Order to Agenda Item #3.2 to Item #15
- d)    Change of Order to Agenda Item #15 to Item #16

2.2                    Corrections to the Agenda

- a)    Item #6.2 – Correction of Bridge Completion Date from 2015 to 2017

Moved by Trish, seconded by Doedy.

**MOTION: 1/07/2021**    **“THAT the VIS4673 Strata Council hereby adopts the Agenda, with the additions of Item #3.1 – Petition, Item #3.2 – Council Resignations, Change of Order to Agenda Item #3.2 to Item #15, Change of Order to Agenda Item #15 to Item #16, and the correction of Item #6.2 Bridge Completion of 2017, as amended.”**

Motion **CARRIED**.

**Item #3**                    **DELEGATIONS, PRESENTATIONS OR PETITIONS**

3.1                    Petition

A Petition to disband Council and have a Strata Property Manager/Member was presented at the AGM (Annual General Meeting). As noted at the AGM, the issues raised by the petition could not be voted on at the AGM because it was not placed on the Agenda in advance, as is required by law.

Council received many emails from owners saying that they signed the petition because the person promoting the petition (Blake Bridges – SL061, SL186 and SL269) told them the petition was only to delay the AGM. We note that if Council was disbanded immediately, there would be no one to hire a Strata Property Manager. Owners should also appreciate that Strata Property Managers play a limited role and can neither replace Council nor serve as a substitute for a Council.

Blake Bridges also secured signatures on another petition under false pretenses this spring. This is the third petition in 2021 that was legally unsound for one reason or another.

Dealing with illegitimate issues brought forth by those who lack an understanding of the governing legislation and laws, has taken up an enormous amount of your volunteer Council Member's time. That time would have been much better spent addressing some of our many outstanding issues.

A petition is rarely warranted for a valid issue when the Council is appropriately informed and impartial. For example, AGM Resolutions #12, #19, #20, #21 and #22 were all valid issues brought to the attention of this Council by individual owners, and were subsequently included as Resolutions in the July 2021 AGM for owners' consideration.

The 83 resident who signed the petition failed to give Council the benefit of the doubt it deserved and sent a strong message of non-confidence in the Council.

Even if the petition were only to delay the AGM, signing it (especially only a few days before the meeting date) conveyed a lack of respect for the time of the Volunteer Council Members give to this community. Just putting the package together and getting it out to owners takes up volunteer Council Members' time and owner's money. With just a quick click of a pen, 83 people supported the idea of tossing all that time and money aside and making Council to do it all over again.

The same group of ill-informed and ill-willed owners who created and promoted the petition, used our AGM to launch attacks and slanderous accusations against Council Members and the Bookkeeper/Administrative Assistant for Council. What you witnessed at the AGM is but a small sampling of what this Council has been subjected to since November of 2019.

A copy of the petition is being attached to these Minutes for the record.

### 3.2 [Council Resignations](#)

Moved to Item #15

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**Item #4**                      **ADOPTION OF THE MINUTES**

Minutes of the June 14, 2021 Strata Council Meeting.

Moved by Trish, seconded by Evelyn Mitchell.

**MOTION: 2/07/2021**    **“THAT the VIS4673 Strata Council hereby adopts the minutes of the June 14, 2021 Council meeting, as presented.”**

Motion **CARRIED**.

**Item #5**                      **OLD BUSINESS**

5.1                      [Annual General Meeting \(AGM\) Directives to Council \(2019\)](#)

c)      [Plan for Back Flow Valves](#)

This project remains pending from the directives owners provided to Council at the 2019 AGM. The project was unable to proceed due to the Covid-19 restrictions that were in place.

**Item #6**                      **NEW BUSINESS**

6.1                      [Annual General Meeting \(AGM\) Directives to Council \(2021\)](#)

Only the items directed by owners at the AGM and/or are required for other reasons (as specified) have been included. The new Council will decide what, if any, other projects they wish to pursue.

a)      [Financial Audit](#)

Owners directed Council to engage an independent Auditor within 90 days of the June 26, 2021 AGM.

6.2                      [Building Permits for Bridge \(Built 2017\)](#)

The RDN (Regional District of Nanaimo) issued a bylaw violation notice to the Strata on December 4, 2020, in response to a complaint about the Strata failing to secure the necessary permit for the Bridge that was constructed in 2017. As there were no funds available for that in the past budget of 2019 and we had been operating without an approved budget for the years 2020/2021, the permit application had to wait until a new budget was approved. That permit needs to be secured now and the funding for the permit is included in the ‘Legal, Consulting and Audit’ line item in the annual operating budget approved at the 2021 AGM.

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6.3 [Engineer Assessment and Professional Design for Storage Unit Buildings](#)

The Depreciation Report has our Storage Unit Buildings up for rebuilding this year. The Depreciation Report is a powerful document that identifies items for attention that cannot simply be ignored.

In addition, all the doors on the Storage Units are in violations of RDN building permit requirements. We advised the RDN the Storage Unit buildings would be addressed this year and thus, no further action was taken. If the Storage Units are not dealt with, the RDN may issue a SPA Section 83 Work Order against the Strata Corporation Property to immediately remove the doors and/or boards over all of the openings. That would obligate the Strata to proceed without further ado. The costs would be significant and a waste of money because again, the Storage Unit buildings are up for a rebuild or replacement.

Again, owners do not own the building or the doors, the Strata does. Owners own their designated area of 'space' within the buildings. Owners are reminded that they are not permitted to do any work to the outside of the buildings and that includes the taking down of any doors that are currently in place.

In accordance with the Depreciation Report, it is appropriate for the Strata to secure an Engineering Assessment and Professional Design (with drawings/specifications) for the Storage Unit buildings, followed by quotes for repairs/rebuilding. This is a project that three quotes can and should be secured for as it is a large project which is straight forward enough to be of interest to construction companies.

Funding for an engineering assessment and design was included in 'Legal, Consulting and Audit' line item of the operating budget approved at the 2021 AGM.

6.4 [SL288 – CRT Decision – Fence and Landscaping](#)

Resolution #16 from the AGM did not serve to secure owners' approval to remove the fence and landscaping items from the Common Property roadway. However, the Strata does not require approval to perform its duty to make reasonable repairs to Common Property. Instead, the AGM Resolution only served to secure the necessary funding, because the repair estimate was above our \$5,000.00 spending limit for unapproved expenditures.

As the CRT stated in its decision (ST-2020-004849), posted on the LQRV website under the 'Professional & Legal Reference Documents' tab):

“The strata has a duty to make repairs that are reasonable in the circumstances” and that “an owner cannot direct the strata how to conduct the repairs.” (Paragraph 37).

“I find that the strata should be given broad discretion to perform repair and maintenance, especially in relation to repairs that are directed towards safety concerns such as this. I find that the strata’s plan to remove barriers on CP from the road’s edge which it finds dangerous is within the strata’s broad repair discretion.” (Paragraph 38).

“I find that the Pickerings have not proved that the strata has treated them significantly unfairly. So, I dismiss their claims.” (Paragraph 55).

This Council previously requested estimates for this repair work as a contingency measure to ensure sufficient funding is available, in the event that unexpected work or costs are encountered.

After the AGM, Council requested the costs to remove the fence and landscaping items be reviewed, including the contingency amount, to determine if the costs could be reduced without potentially impacting the ability to complete the work. We were advised the work could be done for \$5,000.00 or less (instead of the \$6,200.00), if local operators do the work, instead of hiring a crew from Parksville. One piece of equipment was contracted from Parksville Heavy Equipment, while the operator and general labour were local providers.

Given the CRT support for the Strata’s safety/danger concerns and the related liability issue, the fence and landscaping items have been removed and the roadside was re-established. Council used the Unapproved Expenditure allowance to cover the costs.

Ratification of electronic decision.

Moved by Trish, seconded by Doedy

**MOTION: 3/07/2021 “THAT the VIS4673 Strata Council hire contractors to remove the fence and landscaping located on the Common Property roadway (Paul’s Place) at SL288 at a cost of five thousand dollars (\$5,000.00) or less and use the unapproved expenditure allowance to fund the work.”**

Motion **CARRIED.**

Work to remove the fence on common property was subsequently attempted on July 13, 2021. Before any of the work could start, the owner of SL 288 got into his personal excavator and charged the excavator from Parksville Heavy Equipment. The Parksville Heavy Equipment operator left the work area. The owner then

proceeded to charge the Council Member who was on hand as an observer, and raised the bucket of his excavator in a threatening manner over the Council Member's vehicle. The police were subsequently called to the site.

The incident was filmed through three separate sources, and a photo of the owner's excavator and Council Member's vehicle has been attached to these minutes for the record.

Attempting to remove the fence, landscaping and restore the road effectively relieves the current Council Members of any personal liability that might apply in the event of some loss or damage caused by the unsafe/dangerous situation on Paul's Place at SL 288. However, the strata corporation remains liable and has a duty to remedy the unsafe/dangerous situation it is aware of.

The strata lawyer has advised that in situations where an owner blocks the strata from performing work it has the right and obligation to undertake, the appropriate action is to submit the CRT decision to the B.C. Supreme Court so a Judge can issue an order for the work to be done and the police have the authority they need to prevent the owner from interfering with completion of the work. With the documentation of the events the new Council Members will become responsible for completing the work and their failure to act, may place them in a position of being held personally liable, in addition to the strata corporation/owners as a whole.

#### 6.5 [Common Septic Systems – Maintenance and Repairs](#)

This has been included on the list, even though it is not directed by some outside body of authority. The alarms on the three common (Strata owned and operated) septic fields have been going off for years. The systems themselves are appropriate. However, the solids entering the system from the privately owned tanks on the connected lots, along with the lack of any past maintenance and the absence of back-up power supplies to the systems, will result in system failure at some point.

### Item #7 **COMMON PROPERTY**

#### 7.1 [Maintenance Tasks](#)

None.

#### 7.2 [Inspections and Maintenance Reports](#)

None.

### 7.3 [Special Projects Updates](#)

#### a) [Telus](#)

Telus has scheduled a teleconference meeting on August 4, 2021, to review the plan for the rest of the build on August 4, 2021. Trish Curtin will attend as the community contact for Telus.

Owners are reminded that these lists are strictly for drop permissions to connect your lot/house only. The contracting or selling of Telus services will follow shortly and contracting services is the responsibility of individual owners.

Council has placed the following lots on the Telus Sign-Up Sheet:

SL002, SL003, SL004, SL005, SL006, SL007, SL010, SL012, SL016 SL018, SL019, SL020, SL022, SL023, SL031, SL032, SL033, SL039, SL040, SL042, SL043, SL048, SL056, SL057, SL061, SL062, SL063, SL064, SL065, SL067, SL070, SL072, SL073, SL075, SL077, SL079, SL081, SL082, SL085, SL089, SL090, SL091, SL092, SL094, SL095, SL100, SL105, SL106, SL107, SL108, SL109, SL115, SL116, SL117, SL121, SL122, SL126, SL128, SL129, SL130, SL131, SL133, SL134, SL139, SL143, SL145, SL146, SL147, SL149, SL151, SL153, SL158, SL160, SL163, SL164, SL165, SL167, SL168, SL173, SL177, SL180, SL181, SL186, SL187, SL190, SL191, SL193, SL200, SL 210, SL211, SL215, SL216, SL217, SL218, SL219, SL220, SL221, SL223, SL226, SL228, SL229, SL230, SL231, SL232, SL233, SL242, SL244, SL245, SL250, SL255, SL256, SL258, SL259, SL261, SL262, SL264, SL267, SL269, SL275, SL277, SL278, SL280, SL283, SL284, SL285 and SL287.

Telus has received authorizations on-line from the following lots

SL001, SL012, SL018, SL024, SL027, SL047, SL052, SL053, SL058, SL061, SL062, SL063, SL080, SL086, SL093, SL097, SL098, SL104, SL110, SL117, SL119, SL127, SL128, SL136, SL137, SL140, SL142, SL152, SL155, SL157, SL166, SL169, SL170, SL179, SL180, SL182, SL183, SL195, SL199, SL201, SL202, SL204, SL206, SL207, SL214, SL218, SL219, SL222, SL227, SL235, SL236, SL239, SL241, SL243, SL248, SL251, SL253, SL254, SL265, SL266, SL271, SL278, SL282 and SL284.

### 7.4 [Water System](#)

None.



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7.5 [Miscellaneous](#)

None.

**Item #8** **POLICY, PROCEDURES AND LEGAL**

8.1. [Current Pending Cases](#)

- a) [Noel Stephen and Judith Munkholm Civil Claim – BCSC Action No. VLS-S-S-1611350](#)  
No update was available at time of recording.
- b) [SL266 – CRT Dispute Notice ST-2021-000081 – Waiving of Fines](#)  
The CRT advised the Applicant (SL 266) has not confirmed his claim issues or made the payment to proceed to adjudication. If the CRT does not receive payment the CRT may dismiss the dispute or refuse to resolve it.
- c) [SL079 – CRT Dispute Notice ST-2021-000745 – Teleconference System](#)  
[SL079 – CRT Dispute Notice ST-2021-002740 – Gate Repairs](#)  
[SL079 – CRT Dispute Notice ST-2021-002763 – Hearings](#)  
The three issues have been combined and will be considered together. The case has proceeded to the adjudication phase where evidence and arguments are submitted.

**Item #9** **DESIGN REVIEW COMMITTEE (DRC)**

9.1 [Design Review Committee \(DRC\) Applications and Construction](#)

Owners are reminded that the scope of a DRC Application includes insuring building setbacks from lot lines are observed and that all necessary assessments, permits and/or permissions are secured prior to commencing work.

- a) [SL281 – Shed and greenhouse – Approved.](#)

**Item #10** **FINANCIAL REPORT AND EXPENDITURES FOR APPROVAL**

10.1 [Year-to-Date Revenue and Review of Receivables](#)

The Treasurer's Report is attached.

10.2 [Contingency Reserve Fund \(CRF\)](#)

There was nothing outstanding to report.

10.3 [Report on Collection Decisions and/or Directives](#)

Liens in favour of the Strata Corporation have been registered against Strata Lots SL248, SL268 and SL274. The Strata Corporation had previously registered a lien against SL137.

10.4 [Report on Special Projects](#)

There was nothing outstanding to report.

**Item #11**

**EVENTS**

There are no current events.

**Item #12**

**CORRESPONDENCE**

12.1 [Correspondence Summary](#)

SL001 – Email: Inquiry water invoices. Email: Inquiry AGM proxies.  
SL004 – Email: AGM proxy assignment. Email: Inquiry Zoom meeting with CHOA.  
SL006 – Email: Inquiry Storage Unit Lease Agreement.  
SL012 – Email: Inquiry AGM Resolution #15A. Email: AGM proxy assignment.  
SL016 – Email: Water meter reading.  
SL020 – Email: Thank you to Council.  
SL028 – Email: AGM proxy assignment.  
SL029 – Hand Delivered: Protest letter of AGM.  
SL031 – Email: Request AGM package. Email: AGM proxy assignment.  
SL032 – Email: Inquiry AGM registration. Email: Inquiry AGM Zoom link.  
SL042 – Email: Inquiry AGM trial run.  
SL045 – Email: Inquiry AGM Resolution #5.  
SL052 – Email: AGM proxy assignment.  
SL056 – Email: AGM proxy assignment.  
SL057 – Email: Inquiry to Notice to Owners. Email: Inquiry Strata Fee credit.  
SL062 – Email: Inquiry to road grading on Tom's Turnaround.  
SL063 – Email: AGM proxy assignment.  
SL066 – Email: Showers at the Mountainview Park require maintenance.  
SL069 – Email: Inquiry Strata Fee credit.  
SL070 – Email: Abbey Road mediation options.

12.1 Correspondence Summary (Cont'd)

- SL079 – Email: Inquiry gate fobs. Email: Inquiry AGM Zoom issues. Email: Water restrictions. Email: 2019 AGM Minutes correction. Email: Suggesting targeted Council Members step down. Email: Suggesting Council initiate 'cease and desist' orders instructing agencies not talk to non-Council Members. Email: Forwarded details of personal communication with another owner. Email: Requesting correspondence between Council and CHOA from June 26, 2021 to current.
- SL080 – Email: AGM proxy assignment. Email: AGM proxy assignment.
- SL081 – Email: Inquiry litigation for bare land vs building strata.
- SL082 – Email: Inquiry AGM Zoom screen name. Email: Request to join Regular Council Meeting.
- SL094 – Email: AGM proxy assignment.
- SL096 – Email: Falsely presented petition from SL061. Email: AGM proxy assignment.
- SL099 – Email: Telus Drop permission.
- SL101 – Email: Telus Drop permission.
- SL105 – Email: Water leak. Email: Request AGM be held again.
- SL107 – Email: Thank you to Council.
- SL108 – Email: Thank you to Council.
- SL121 – Email: Falsely presented petition from SL061.
- SL122 – Email: Inquiry trade/free area for drop off.
- SL131 – Email: Telus Drop permission.
- SL132 – Email: Telus Drop permission.
- SL142 – Email: Inquiry Garbage invoices.
- SL144 – Email: Telus Drop permission.
- SL145 – Email: Congratulations to Council.
- SL147 – Email: Inquiry AGM registration.
- SL162 – Email: Telus Drop permission.
- SL163 – Email: Inquiry community BBQ.
- SL166 – Email: Inquiry Draft Minutes. Email: Happy Canada Day.
- SL167 – Email: AGM proxy assignment. Email: Inquiry to road material used. Email: Thank you to Council, congratulations and request for in-person meetings.
- SL174 – Email: Inquiry to holding AGM in-person.
- SL178 – Email: AGM proxy assignment.
- SL180 – Email: Request AGM be cancelled. Email: Inquiry AGM Zoom link.
- SL188 – Email: AGM proxy assignment.
- SL189 – Email: Telus Drop permission.
- SL190 – Email: Falsely presented petition from SL061.
- SL196 – Email: Inquiry next Strata Fee due date.
- SL201 – Email: Inquiry maintenance to Lailah's Loop septic field.
- SL211 – Email: AGM proxy assignment.
- SL212 – Email: AGM proxy assignment.
- SL214 – Email: Inquiry release holdback.

12.1 Correspondence Summary (Cont'd)

- SL216 – Email: Telus Drop permission.  
SL217 – Email: AGM proxy assignment.  
SL219 – Email: AGM proxy assignment. Email: AGM proxy assignment. Email: AGM proxy assignment.  
SL225 – Email: AGM proxy assignment.  
SL228 – Email: Thank you to Council, request wish list to going forward.  
SL230 – Email: Inquiry AGM package.  
SL236 – Email: Inquiry AGM Zoon link. Email: Inquiry Strata Fees.  
SL244/245 – Email: Inquiry Storage Units. Email: AGM proxy assignment. Email: Inquiry AGM Resolution results. Email: Inquiry forum for owners.  
SL246 – Email: Complaint of road damage.  
SL256 – Email: Found lost dog.  
SL258 – Email: AGM proxy assignment. Email: Petition. Email: AGM proxy assignment. Email: AGM proxy assignment. Email: Inquiry Storage Unit insurance and threat to fine Admin Contractor. Email: Apology to Admin/Bookkeeper Contractor. Email: Request Strata Fee credit refund.  
SL261 – Email: Inquiry removal of leaning trees.  
SL276 – Email: Thank you to Council, request to have AGM Bylaw Resolutions re-presented. Email: Inquiry dust control.  
SL279 - Email: Copies of Petition and Protest letter. Email: AGM Zoom issues.  
SL288 – Email: Support of Protest letter from SL029.  
Don Buchner, Water Operator – Email: 2021 Water Meter readings. Email: RDN received complaint about Well #2 installation.  
Tim Peligren – Email: Send incomplete Ground Water Application from 2017  
Kari Miller, RDN – Email: Bridge building permit required.  
Jeremy Overton, Technical Safety BC – Email: Certificate of Inspection ELHE-2394618-2021. Email: Closing of complaint file.

Item #13

**NEXT MEETING DATE**

The next elected Volunteer Council will announce the date of the meeting.

Item #14

**BY-LAW ENFORCEMENT (IN CAMERA)**

Fines were assessed under Bylaw 1(2) for late payment of Strata Fees against strata lots: SL035, SL054, SL055, SL059, SL127, SL136, SL144, SL174, SL179, SL182, SL239 and SL286.

Item #15

COUNCIL RESIGNATIONS

**The following resignations have been submitted and shall be attached to these Minutes for the record.**

Candice Pady - Bookkeeper and Administrative Assistant to Council

Evelyn Mitchell – Vice-President

Doedy Reisler – Treasurer

Emmanuelle Nixon – Secretary

Lorraine Webb – Member

Oliver Board – Member

Evelyn Michor – Member

Heather Brickner – Member

Dana Mellway – Member

Trish Curtin – President

Item #16

ADJOURNMENT

Trish adjourned the meeting at approximately 7:30 p.m.

**Strata Corporation VIS4673  
Comparative Income Statement**

<b>June 2021</b>	<b>Actual 11/01/2020 to 06/30/2021</b>	<b>Annual Budget 11/01/2020 to 10/31/2021</b>
<b>REVENUE</b>		
Strata Fees	528,399.04	
Interest Revenue	34.30	
Fines	8,100.00	
Other/Extraordinary Income	3,227.50	
<b>TOTAL REVENUE</b>	<b>539,760.84</b>	<b>0.00</b>
<b>EXPENSE</b>		
<b>Non Maintenance Expenses</b>		
Accountant Fees	0.00	
Administration & Meetings	3,771.13	
Bookkeeping	8,400.00	
Computer Hardware/Software	144.01	
Garbage Collection	23,935.86	
Hydro - Utilities	3,853.56	
Insurance	19,332.00	
Interest & Bank Charges	75.67	
Legal & Consulting	6,232.53	
Property Taxes - Lot 13 & 14	825.68	
Strata Administration	13,440.00	
Telephone	1,399.85	
CRF - 2019-2020 Contributions	0.00	
<b>Non Maintenance Expenses Total</b>	<b>81,410.29</b>	<b>0.00</b>
<b>Maintenance Expenses</b>		
<b>Maintenance Expenses Total</b>	<b>105,187.23</b>	<b>0.00</b>
<b>TOTAL EXPENSE</b>	<b>186,597.52</b>	<b>0.00</b>
<b>NET INCOME</b>	<b>353,163.32</b>	<b>0.00</b>

## Strata Corporation VIS4673

## Cheque Log for 10355 TD BANK - Businss Chequing (5011972 from 06/01/2021 to 06/30/2021)

Cheque No.	Cheque Type	Payee	Amount	Cheque Date	Times Printed	Entered into system	JE#	JE Date
88	Payment	Clark Wilson LLP Barristers...	3,250.00	06/05/2021	0	Yes	J1863	06/05/2021
089	Payment	Candice Pady	2,730.00	06/05/2021	0	Yes	J2260	06/05/2021
90	Payment	Dana Mellway	30.00	06/05/2021	0	Yes	J1855	06/05/2021
91	Payment	RDH Building Science	1,260.00	06/05/2021	0	Yes	J1857	06/05/2021
092	Payment	BC Hydro	1,246.55	06/05/2021	0	Yes	J2268	06/05/2021
93	Payment	Bruce Webb	497.50	06/05/2021	0	Yes	J1841	06/05/2021
94	Payment	BC Hydro	82.06	06/05/2021	0	Yes	J1848	06/05/2021
095	Payment	Waste Management	2,484.94	06/05/2021	0	Yes	J2276	06/05/2021
96	Payment	Tom Crasemann	720.00	06/05/2021	0	Yes	J1843	06/05/2021
097	Payment	Ministry of Forest, LNR Ope...	405.31	06/05/2021	0	Yes	J2258	06/05/2021
098	Payment	SL 184 - Croot, Brenda	50.00	06/05/2021	0	Yes	J2256	06/05/2021
099	Payment	SL 194 - Pierlot, Blaine & C...	50.00	06/05/2021	0	Yes	J2254	06/05/2021
100	Payment	Waste Management	2,465.16	06/12/2021	0	Yes	J1846	06/12/2021
101	Payment	Don's Home Repair & Plum...	4,827.36	06/12/2021	0	Yes	J1838	06/12/2021
102	Payment	Minister of Finance (British ...	825.68	06/12/2021	0	Yes	J2265	06/12/2021
103	Payment	Mara Industries Inc.	7,709.06	06/12/2021	0	Yes	J1876	06/12/2021
104	Payment	Trish Curtin	43.01	06/12/2021	0	Yes	J1852	06/12/2021
105	Payment	Doedy Reisler	288.49	06/12/2021	0	Yes	J1850	06/12/2021
105	Payment	Candice Pady	704.90	06/12/2021	0	Yes	J2250	06/12/2021
107	Payment	Candice Pady	178.97	06/25/2021	0	Yes	J2246	06/25/2021
108	Payment	Dana Mellway	15.00	06/25/2021	0	Yes	J2248	06/25/2021
110	Payment	TELUS Communications	267.62	06/12/2021	0	Yes	J2244	06/12/2021

**Strata Corporation VIS4673**  
**Cheque Log for 10350 CCCU Chequing from 06/01/2021 to 06/30/2021**

Cheque No.	Cheque Type	Payee	Amount	Cheque Date	Times Printed	Entered into system	JE#	JE Date
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**There is no data to report.**

UNAPPROVED



**STRATA VIS 46743 – LITTLE QUALICUM RIVER VILLAGE**  
**OWNERS PETITION CONCERNING THE ANNUAL GENERAL MEETING**  
**19 JUNE 2021**

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A meeting of the Owners was held at Lot 283 – 1785 Cameron Crescent on 19 June 2021 to discuss the date and format of the AGM proposed by the current council to be held electronically via ZOOM meeting on 26 June 2021.

Owners debated the issues and resolutions presented in the AGM Notice and disagreed with the current council's premature approach to holding a general meeting before the legislative changes to the Strata Property Act coming into force **July 10, 2021** *which prohibit strata corporations from holding meetings electronically without the appropriate bylaws*. This Legislation is designed to protect the interests of BC Strata Owners and should not be circumnavigated. Further, many LQRV Owners may not have access to computer equipment or have a reliable landline allowing them to attend and actively participate in this AGM. As such, this meeting would violate the spirit and intent of the SPA.

Over the past few years this strata council committed numerous SPA violations and acted in their own interests to the detriment of the owners.

This petition is to demand that the current council be **disbanded immediately**, and a professional Strata Manager or Superintendent be employed to manage strata **affairs until an Annual General Meeting can be held in a public venue where all Owners can attend in person and exercise their voting rights**. The Strata Manager will assume control of all strata finances, records and communications with Owners; and be invited to act as Chair for the next AGM until a new council can be elected by majority vote.

This Petition will also be posted online at the Change.org platform to enable all LQRV Owners to participate. (<https://www.change.org/start-a-petition>)

STRATA VIS4673 - LITTLE QUALICUM RIVER VILLAGE

OWNER'S PETITION - 19 JUNE 2021

CANCEL PROPOSED AGM FOR 26 JUNE 2021,

DISBAND COUNCIL, APPOINT A ~~STRATA MANAGER~~ MEMBER

	Print Name	Signature	Lot #
1.	VALERIE LIPTON		29
2.	S. LIPTON		29
3.	M. KENNEL		180
4.	<del>K. Mc Donald</del>	<del></del>	
5.	K. McDONALD		180
6.	D. SPINKS		82
7.	Roo Huehn		197
8.	Barb Chapman	<del>DARLENE</del> BARB CHAPMAN	198
9.	Glen Imbeau		262
10.	Kim Irvine		261
11.	Mary Haughton	M Haughton	267
12.	Patricia Fitzgerald		266
13.	LORNE McNAULLEN		266
14.	Blake Bridges		186
15.	Blake Bridges		269
16.	Aleksandra Costar-Bridges		61
17.	Diana Mate		66
18.	DARLENE JOHNSON		279
19.	JEFF CALVIN		270
20.	JULIEMI PARK		281
21.	JEFF CALVIN		271
22.	ISABELLA IVANORE		258
23.	KAROL PICKERING		288
24.	Melby M'GREGOR		263
25.	Mike Winterburn		27
26.	Myle Ralton		11

**STRATA VIS4673 - LITTLE QUALICUM RIVER VILLAGE**  
**OWNER'S PETITION - 19 JUNE 2021**  
**CANCEL PROPOSED AGM FOR 26 JUNE 2021,**  
**DISBAND COUNCIL, APPOINT A STRATA MANAGER**

	Print Name	Signature	Lot #
27.	PAUL GUILD		20
28.	Katherine Nelson		1
29.	Young Ainslie		
30.	WYNELLE		1719 PER 15 027
31.	<del>ELIZABETH</del>		140
32.	Franz NEFELE		47
33.	Franz NEFELE		48
34.	Franz NEFELE		49
35.	Franz NEFELE		50
36.	Brian Lanz		
37.	Dana Melroy		210
38.	Kari Johnson		276
39.	TOBY MILLER		190
40.	Darrel Schotfield		119
41.	<del>[Signature]</del>	<del>[Signature]</del>	248
42.	A.J. [Signature]		101
43.	<del>Monika Lux</del>	<del>[Signature]</del>	121/212
44.	RANDY & SANDY DEEVE'S		1
45.	Jan Baker		243
46.	A. Ellison		117
47.	N. Campbell		254
48.	<del>Connie Peters</del>	<del>[Signature]</del>	188
49.	Lisa Skarra		38
50.	Vanessa Bell		239
51.	Ken Weidman		
52.	K. Jackson		1472
53.	Alanna Brand		174

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STRATA VIS4673 - LITTLE QUALICUM RIVER VILLAGE

OWNER'S PETITION - 19 JUNE 2021

CANCEL PROPOSED AGM FOR 26 JUNE 2021,  
DISBAND COUNCIL, APPOINT A STRATA MANAGER

	Print Name	Signature	Lot #
54.	R. Lyford		
55.	DON GOU		279
56.	Ian Villanueva		213
57.	R/T GAGNON		92
58.	M. Mothersill		246
59.	R. PORTILLA		17
60.	TIBOR HATE		1759
61.	M. SCHLOTTE REBECK		1700
62.	Wesley Oke		226
63.	R. CLARK BILLYWAGNER		1
64.	Megan Carter		154
65.	R/E LYNN ESTER		39
66.	DINO CANTA		136
67.	JOE ARROWOOD		138
68.	Jim Wright		
69.	John Meserole		73
70.	CLAY W. DENTON		
71.	Chasey Lister		87
72.	CLAY W. DENTON		
73.	OZZIE Jimmo		88
74.	Ben Turner		201
75.	GLENN FLEMING		110
76.	Emily Marshall		260
77.	HEIDI HADDIE		
78.	Heidi Quint		205
79.	Tracy Ungu		6
80.	Reid Nielsen		118
			22

STRATA VIS4673 – LITTLE QUALICUM RIVER VILLAGE  
 OWNER'S PETITION - 19 JUNE 2021  
 CANCEL PROPOSED AGM FOR 26 JUNE 2021,  
 DISBAND COUNCIL, APPOINT A STRATA MANAGER

	Print Name	Signature	Lot #
81.	Michael Gergely	<i>[Signature]</i>	45
82.	Paul Van Alstine	PAUL VAN ALSTINE	171
83.	Kerni Glendinning	<i>[Signature]</i>	174
84.	Ed Wouchuk	<i>[Signature]</i>	073
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STRATA VIS4673 – LITTLE QUALICUM RIVER VILLAGE  
 OWNER'S PETITION - 19 JUNE 2021  
 CANCEL PROPOSED AGM FOR 26 JUNE 2021,  
 DISBAND COUNCIL, APPOINT A STRATA MANAGER

	Print Name	Signature	Lot #
27.	Maureen Stelck	<i>Maureen Stelck</i>	075
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July 12/21

## A message to LQRV residents:

My name is Don Buchner and I am currently the water operator for the community of LQRV. I feel as the operator, it is my obligation to inform the public of a dire situation that has recently arisen in your community. As most of you should be aware, you have an elected counsel that oversees the day to day, month to month and year to year operations of your community. Such as road maintenance, garbage, sewer, water distribution, and much much more.

As of recent, a resident in your community, Valerie Lipton, started a petition to cancel the most recent AGM, and on this petition she accumulated 83 names. She has also stated that the generator at well #2 was not sufficient to do the job and the wiring was inadequate. After speaking with the electrician and the RDN representative that was called upon to inspect these items, both were given a clean bill of health. All accusations and reasons were unfounded and clearly a lack of research and facts play a great role in these attacks. I also read an article where Valerie Lipton suggested that the counsel be removed and replaced with an unbiased substitute. Again a suggestion that is stated with an enormous lack of research as to what is really involved here.

Well, I am very sad to say, that these nine volunteers, who have graciously given their time and dedication to the entire community for years, have finally had enough, and they have all now chosen to step down and no longer take the constant abuse. I am very sure that if any one of you were VOLUNTEERING to guide a community through these courses you would walk away under fire as well.

The actions of these 84 people has directly affected each and every resident in the community and it is very unfortunate that the rest of the community did not stand and support this counsel in their need. For this has led us to this point and time where the only way out of utter disaster is to take action and move forward.

There is no longer anyone at the helm of the strata to:

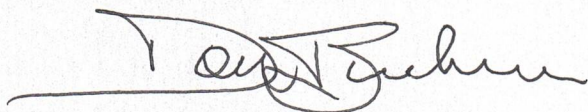
- 1- receive or provide information
- 2- manage or resolve problems or breakdowns
- 3- direct or pay service providers
- 4- and these are just a very few of the many very important issues that will no longer be addressed.

And as I am one of the service providers, there is no longer anybody to receive or pay my service invoices. And so now, without a counsel, owners will need to address these realities immediately.

As you may surely realize, I cannot hold on here for very long without a strata counsel in place before my business starts to suffer a loss.

I have been in contact with VIHA (Vancouver Island Health Authorities), and they are currently aware of the situation in this community. However, they can be of no help to me in making my decision as to what I must do. I have been paid up to the end of July. I will remain on duty, and take care of your system until the end of August. At this time I will be owed one months wages, and I am hoping that I will have a counsel to correspond with. At this time I will have to reevaluate my position. I leave you with one question, how long would you stay on a job where you have no body to submit an invoice to nor anybody to pay you for your services?

Thank You





July 1, 2021

Strata Corporation VIS4673  
1773 Country Road  
Qualicum Beach, BC  
V9K 2S3

**Re: Letter of Resignation**

Dear Strata Council & Strata Owners,

Please accept this as my official Notice that I will be leaving my position as the Strata Administration Support and Bookkeeper. My last day will be July 31, 2021.

I thank you all, for the work over the years and I wish LQRV a positive future.

Sincerely,  
Candice Pady  
Parksville Business Services  
PO Box 294, Parksville BC V9P 2G4  
Email: [candice@parksvillebusinessservices.com](mailto:candice@parksvillebusinessservices.com)



Dear 2021 LQRV Strata Council

I am resigning my position with Strata council effective July 15, 2021.

Evelyn Mitchell

UNAPPROVED

July 14, 2021

Today is the day that I will no longer take the high road and ignore the slander against myself and my family.

I have spent the last two and half years giving this community 40+ hours a week. During this time the council that I was a part of tried their very best to move this community forward and make change. My husband and I are 35-year professionals that operate with the upmost of integrity and when we can provide our professional business acumen and experience, we do.

We have worked hard for the betterment of this community however this last year when certain owners were held to task on issues that contradicted our bylaws and that of the Strata Property Act, myself and my family became the targets of slander and a smear campaign to tarnish our reputations.

Blake and Alex Bridges have accused both myself and my husband of financial wrongdoing and theft. They have discussed these accusations with others and took their unfounded allegations to social media. For this and the continued slander we had our legal counsel issue a cease-and-desist letter.

Since the issuance of our letter Alex has said she has performed a financial audit and that she has proof of wrongdoing, however she has admitted that she does not know accrual accounting but feels the need to create unnecessary fear and spread lies to others. Alex has no business making herself out to be an auditor and make accusations about something she knows nothing about.

Dave and Karol Pickering have accused myself of corruption and making false statements and accused my husband of harassment and fraud. To this day Dave continues to spout off and trash us on social media. Yes, my husband and Dave have had verbal exchanges and Dave called the police, but arguments do not constitute fraud. For this we had our legal counsel issue a cease-and-desist letter.

On one past occasion Dave Pickering's equipment was hired by Mara Industries and he was paid his going rate and cashed the cheque, so where his other unfounded allegations come from, I do not know.

Stephen and Valerie Lipton have also been issued a cease-and-desist letter. This letter was issued because Valerie Lipton filed a police complaint on my husband stating trespassing, assault and battery. She does also mention vandalism. The facts are, he was nowhere near her home at the time and when the police discussed this incident with the videographer Valerie hired, he provided a description of the individual that he encountered and that was NOT my husband. The fact that someone can just make shit up and then share with 30 others asking that anyone with similar stories let her know or call the Oceanside RCMP is just not OK. This owner is toxic and for anyone that believes anything she has to say, shame on you. The

attending RCMP Constable visited our property, spoke with my husband and the allegations have been dismissed by the RCMP as frivolous and without basis.

To Thomas Ivanore, I am disappointed that you fabricated special levy numbers and created fear among owners and that you believe all the lies and perpetuate them.

We are constantly attacked both verbally and on social media and these attacks are becoming too much. We are all strangers that have been brought together in a community that needs to respect one another and understand that we will experience differences of opinion. However, telling lies and slandering people is not the way.

For all owners I wish to clarify that when my husband offered his services to this community, I promptly recuse myself from any and all discussions and continue to do so to this day. The current and past president engaged Mara for all services and other council members signed off on all cheques with invoices backup. The council over the last two years has continuously hired Mara Industries to structure work and provide services to this community. Yes, this company is owned on paper by me, however the company is run by my husband, civil work and/or construction is not in my wheelhouse. We take running our business seriously and because we are honest the thought never crossed our minds that we would be doing anything wrong by supporting our community and ensuring that our real estate investment was protected.

I welcome the audit and look forward to the day when all is revealed, and we are exonerated of all the wrongdoing accusations.

To the owners that listen to the lies and loud voices and show empathy, I say sorry that you believe the rhetoric of some dysfunctional owners.

To the owners that supported the council and watched us work hard and gain momentum for change, I say thank you.

I have always believed that "People who work hard at making others look bad, do so because they don't want to feel the quilt about the bad things they are doing"

Effective immediately, July 14, 2021, I tender my resignation as Strata Council Treasurer. My resignation is by no means any admission of guilt. Resigning is for the betterment of my mental health and well-being.

Regards,

Doedy Reislter

**Subject:** Letter of Resignation

**From:** Emmanuelle Nixon

**Date:** 7/12/21, 6:05 PM

**To:** Trish Curtin

**CC:** Emmanuelle Nixon

To Council,

I will be resigning my position as Secretary to the Strata VIS4673 Council effective as of July 14, 2021.

I wish our next Council the best of luck.

Emmanuelle Nixon

To Whom It May Concern,

I am formally submitting my resignation from the Strata Council of VIS4673, Little Qualicum River Village. Effective July 14, 2021.

After serving for two and one half years I have decided to leave this council and work on making change through other means.

My experience over this past 18 months, with Trish Curtin at the helm, has been extremely positive. I have nothing but respect and love for this group and all the people who have worked with us to make our village the best it can be.

Some of the correspondence we have received has been sickening. We were called stupid and idiots by people who hadn't bothered to give us their current information with regard to phone numbers for gate access to where to put new signs. I have witnessed abuse that would never be okay anywhere else but seems to be common here. Our garbage and recycling have been sabotaged by some owners, even used motor oil on Monday the 5<sup>th</sup>. Crank phone calls from the gate ( we know who you are, there's a camera). People being run off our roads and water being poured out of hoses to the tune of \$1500 just to be nasty.

You have driven away our workers, written false letters to complain, lied on facebook and harassed companies we are trying to work with like Telus. It's really sad that a small group can't help themselves and the larger group refuses to help themselves. When good people do nothing the nasty people gain a hold.

My husband and I are lucky to have great neighbours where we live and I have met some wonderful, helpful people over the 3 years we have lived here. I truly hope our village survives as this is our forever home and we have put alot into it but we will survive if we have to walk away.

Lorraine Webb

To whom it may concern,

With this I submit my resignation from council of VIS4673 as of July 15<sup>th</sup> 2021.

I would like to express my gratitude and support to all council members and Candice, our admin, for their extraordinary work and commitment during this time, even in face of adversity.

When I was asked in November 2019 to join a new Council I did so with the hope of change after watching council after council, since our arrival in the village in 2001, being controlled and manipulated by a small group interested only in their own gain.

Due to personal circumstances, out of my control, I was unable to be as deeply involved as I had hoped. However, I was in constant communication with other council members when unavailable and fully supported their actions.

I was looking forward to rejoining the efforts of council upon my return next month in full stride, but sadly with this past AGM it has become clear that the small group of owners, determined to disrupt this community by slander, baseless lawsuits, defamation and unfounded and unproven accusations of criminal wrongdoing by council members, are being supported by the apathy of lots of owners due to their inaction.

These owners have shown their disinterest in the wellbeing and smooth function of this strata by keeping silent and not even supporting their council by sending in their proxies at the AGM.

I cannot continue to volunteer my time and efforts, as long as too many owners show no interest in this community and their personal stake in it.

Oliver Board

To whom it may concern;

I hereby regretfully hand in my resignation from council LQRV effective on July 15, 2021.

It is heartbreaking that a small group of owners can undermine the best interest of the Strata. The extremely low turnout by majority of owners resulted in not one of the 3 / 4 vote issues being approved!

I personally know how hard the strata council works "free of charge" to try and make this village the diamond it could be, instead of thanks and some respect they had to put up with bullying, threats, harassment, lies and insults.

Monthly minutes, information on LQRV website, council members making themselves available to answer questions many evenings after AGM packages were sent out and majority of the people cannot bother to spend an hour to read or give a proxy to someone they trust.

They say you don't know what you have until it's gone... well I think everyone needs to find out so this will never happen again and become accountable.

Evelyn Michor

July 14, 2021

To whom it may concern,

I regret to inform the LQRV Strata that I am resigning as member of council, effective July 15, 2021. I had very much been looking forward to working with the experienced and knowledgeable council who had been working to resolve many of the issues faced by our strata and helping to improve our community.

Unfortunately, whether intentional or not, the low attendance by owners at the AGM last month effectively communicated to council non-confidence by the owners. A small group of individuals were able to block all resolutions requiring any 3/4 vote, and the outcome is that there is no clear path forward for the year to come, and many important issues remain unaddressed.

Apathy from owners is a serious concern in the governance of any strata, and I would strongly encourage all LQRV owners to make a small investment in their community and either attend AGMs or complete a proxy vote form if you cannot attend.

I am unable to be a member of strata council without the support, experience, and guidance that the current council members would have provided to me.

Sincerely,

Heather Brickner



From: **Dana Mellway**  
Date: Fri, Jul 9, 2021 at 4:20 PM  
Subject: resignation  
To: Trish Curtin

Please accept my resignation from council. I feel that a clean start would be better for the owners to pick a new council. I fully intend to put my name forward for consideration as a member of the next council.

July 14, 2021

Dear VIS4673 Owners:

I am submitting my resignation in recognition of the lack of support this Strata Council has from strata owners.

That was evident at the June 26, 2021 Annual General Meeting when only 70 of the owners (besides the six existing Council Members themselves) in attendance at the meeting, supported any of the Council initiatives. Having less than 25% of owners show up to support their Council at an AGM is a clear vote of non-confidence. As the President, the only honorable thing to do is step aside so owners can elect a Council that shares their vision for the future of our community.

The lack of Council support at the AGM cannot be explained away by the Zoom format. Owners were provided with a proxy form that allowed them to confirm their votes on all resolution issues and if they had questions, the Treasurer and myself held four 'AGM Info Sessions' in the two weeks preceding the meeting. We did everything possible to ensure that even those owners who were not comfortable participating in a Zoom meeting, had everything they needed to participate with confidence by proxy.

For the reasons specified in Item 3.1 of the July 14, 2021 Regular Council Meeting Minutes, the 83 signatures on the petition spoke volumes about the lack of confidence owners have in this Council. The fact owners had previously failed to give this Council the benefit of the doubt with the two prior petitions that lacked legitimacy has not gone unnoticed.

The same group of people who instigated the most recent petition, organized the group of some 35 to 38 owners who conspired to defeat every resolution on the agenda for the June 26, 2021 Annual General Meeting and in doing so, erased 18 months of hard work by the volunteer council members. That relatively small group could not do it alone, however. They were empowered by all those owners who failed to attend the AGM. Had even 10 more owners who support this Council attended the AGM, things could have been very different. Every owner who failed to attend the AGM (in person or by proxy) contributed directly to the success of that small group of owners who are focused on undermining the best interests of the strata corporation. Owner apathy is the kiss of death for strata corporations because it enables small groups of ignorant and/or ill-willed owners to get traction.

Supporting your Council does not mean agreeing with every decision they make or passing every resolution they offer for your consideration. Owners support their Council by keeping themselves informed of strata matters and attending General Meetings to make their best informed decisions.

This Council performed its duties and governed this strata in compliance with the Strata Property Act and Strata Bylaws. The couple of insignificant exceptions (holding the AGM late and not being able to accommodate owners at Council Meetings) were due to Covid-19 and our insufficient telephone system.

The fact that members of this Council have been slandered, harassed and physically threatened by members of the same group previously discussed, is not a reflection of our performance. The involved individuals have demonstrated a lack of attention to or understanding of, the applicable laws, CRT decisions and responsibilities of Council. More concerning is the fact that their attacks against council members go beyond ignorance and denote something much more sinister.

Yesterday, a Council Member was physically threatened with an excavator by Dave Pickering of SL 288 while enacting the CRT decision that resulted from him initiating a lawsuit against the strata corporation....all of us owners. That decision fully supported the actions being taken yesterday morning, as quoted in Item 6.4 of the Minutes of the July 14, 2021 Regular Council Meeting. While the photo confirms the fact, the video illustrates just how very dangerous and disturbing an event it really was.

I want to end on a positive note and thank all the owners who read our minutes, notices and attended our recent AGM. Their support has been duly noted and very much appreciated. It is my sincere hope that this reboot of sorts, will be the beginning of a new era for our community.

Regards,



Trish Curtin



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Bobcat

Bobcat

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FAST TRACK

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IN7 Ingersoll Rand