



AGENDA OF A REGULAR MEETING

STRATA COUNCIL VIS4673

Monday, April 10th, 2017 [Start Time 6:30PM]

1621 Meadowood Way, Qualicum Beach, Little Qualicum River Village

1. Call to Order
2. Approval of Agenda
3. Approval of Previous Minutes from February 20th, 2017
4. Treasurer's Report
5. Old Business
 - a.) Review Water System Timeline
 - b.) Expenditures for Approval
 - c.) Notice of Civil Claim Suit – Noel Stephen & Judith Munkholm
 - e.) Depreciation Report Update
 - f.) Bridge Replacement
 - g.) 2016-2017 Task List
6. Bylaw Enforcement
7. Reports
 - a.) Design Review Committee
 - b.) Common Property
 - c.) Communications
 - d.) Common Carrier Committee
8. Significant Events
 - a.) Village Community Events
 - b.) Corcan-Meadowood Residents Association Report
9. New Business
 - a.) Civil Resolution Tribunal
10. Next Meeting Date
11. Adjournment



MINUTES OF A REGULAR MEETING

STRATA COUNCIL VIS4673

Monday, April 10th, 2017 [Start Time 6:30PM]

1621 Meadowood Way, Qualicum Beach, Little Qualicum River Village

Council: Dana Mellway, Elaine Peligren, Nadeen Brewer, Brian Gallagher,
Tim Peligren, John Mainland, Korina Richard, Linda Guild

Absent: Don Laughton

Guests: Rob & Cindy

1. Call to Order

Dana Mellway, President, called the meeting to order at 6:33 p.m.

2. Approval of Agenda

Moved: Tim

Second: Elaine

Move that Council accept the agenda.

Carried

3. Approval of Previous Minutes

Moved: Tim

Second: Elaine

Move that Council approve and accept the minutes from March 13th, 2017 as presented.

Carried

4. Treasurer's Report

Treasurer's Financial Report to April 10th, 2017 as provided to Council.

Second installments of Strata fees are Due April 30th.

Moved: Dana
Second: Nadeen

Move to approve the Treasurer's Report as presented to Council.

Carried

5. Old Business

a.) Review Water System and Timeline Update

Nothing new to report at this time.

Water System Report:

Attached are the March 1st, 2017 to March 31st, 2017 Reservoir Readings, Daily, Residual Chlorine Readings & Chlorine Tank Depth, Maintenance & Operations of water system. [Exhibit A1-A4] provided by our Water System Operator.

b.) Expenditures for Approval.

c.) Notice of Civil Claim Suit – Noel Stephen & Judith Munkholm.

Based upon Legal advice it is Council's opinion that Strata VIS 4673 will not be exposed to financial liability in the Notice of Civil Claim Suit – Noel Stephen & Judith Munkholm. [Exhibit B1] Letter to Stakeholders

d.) Depreciation Report Update

e.) Bridge Replacement

A new permit has been applied for. Work will commence once weather permits. Council has appointed Bruce Warn to act as our Agent in respect to any applications concerning the bridge replacement on Meadowood Way. [Exhibit C1]

f.) 2016 – 2017 Task List

Council reviewed the task list.

6. Bylaw Enforcement

7. Reports

a.) Design Review Committee

b.) Common Property

c.) Correspondence

Moved: Nadeen

Second: Elaine

Move that Council approve letters sent to Strata Lot # #229; #230; #231

Carried

d.) Common Carrier Committee

Committee is ongoing, nothing to report at this time.

8. Significant Events

a.) Village Community Events

b.) Corcan-Meadowood Residents Association Report

Owners are encouraged to visit www.meadowoodresidents.com to obtain the most recent minutes and exhibits from our community association.

9. New Business

a.) Civil Resolution Tribunal

Strata Council has been named in a Civil Resolution Tribunal dispute.

Regarding the timely replacement of the Meadowood Bridge.

Council has responded to the Civil Resolution Tribunal with their reasons for the delay.

10. Next Meeting Date

The next Regular Council Meeting is scheduled for Monday, May 22, 2017 at 6:30 p.m. located at 1621 Meadowood Way, Qualicum Beach, B.C.

11. Adjournment

Moved:

Second:

There was no further business and the meeting adjourned at 8:00 p.m.

Carried

Dana Mellway, President

Date

Nadeen Brewer, Recording Secretary

Date

APR 7/17

Sheet1

A2

MARCH 2017 Daily Reservoir Readings

Date	Time	Depth	Temp.	Well#1	Well#2	Well#9	Well#13	Res.Flow	total
Meter				695	31674	31067			
1	8:17	10.7	8					84783	
2	8:46	10.7	8					84878	
3	10:49	10.9	8					84978	
4	10:11	10.7	8					85059	
5	9:29	10.7	8					85139	
6	9:55	10.7	8					85239	
7	10:18	10.7	8					85327	
8	10:23	10.8	8					85418	
9	11:10	10.9	8					85501	
10	10:03	10.7	8					85573	
11	10:25	10.7	8					85662	
12	9:05	10.8	8					85737	
13	10:37	10.7	8					85834	
14	10:13	10.7	8					85919	
15	10:45	10.8	8					86014	
16	10:48	10.8	8					86103	
17	10:22	10.8	8					86191	
18	11:49	10.7	8					86282	
19	11:15	10.7	8					86368	
20	10:10	10.7	8					86453	
21	10:16	10.7	8					86540	
22	11:24	10.9	8					86641	
23	10:34	10.7	8					86720	
24	10:25	10.8	8					86812	
25	11:50	10.8	8					86908	
26	10:42	10.7	8					86986	
27	8:38	10.7	8					87073	
28	8:42	10.8	8					87168	
29	8:36	10.7	8					87252	
30	9:01	10.7	8					87341	
31	7:37	10.7	8					87424	
Meter Readings		10.8	8	2211.6	32193	31549		87507	
Total consumption									2641 cm.
comments									
Don Buchner									

- TOTAL Usage. was 2641 cm or 581,020 Gal. for MARCH.
- DAILY Average was 85 cm or 18,740 Gallons.

All water test have been clean and system is Running Smoothly.

Don Buchner.
OPERATOR #6464

A3

Sheet1

MARCH 2017		Chlorine	Tank Depth in Inches
Date		Time	39.5 inches
1		8:17	36.75
2		8:46	33.75
3		10:49	31.00
4		10:11	28.50
5		9:29	26.00
6		9:55	25.50
7		10:18	21.00
8		10:23	18.00
9		11:10	48.00
10		10:03	45.25
11		10:25	42.25
12		9:05	39.75
13		10:17	36.50
14		10:13	34.00
15		10:45	31.00
16		10:48	28.25
17		11:22	25.50
18		11:49	23.00
19		11:15	20.50
20		10:10	18.00
21		10:16	15.50
22		11:24	48.00
23		10:34	45.25
24		10:25	42.50
25		11:50	39.25
26		10:42	36.75
27		8:38	34.50
28		8:42	31.50
29		8:36	29.00
30		9:01	26.00
31		7:37	23.75

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A4

Sheet1

MARCH 2017 Daily Residual Chlorine Readings							
Date	reservoir	SL 51	SL 27	Washrooms	SL 201	SL 177	SI 281
1	.2			.2	.2		
2	.2			.2	.2		
3	.2			.2	.2		
4	.2			.2	.2		
6	.2			.2	.2		
6	.2			.2	.2		
7	.2			.2	.2		
8	.2			.2	.2		
9	.2			.2	.2		
10	.2			.2	.2		
11	.2			.2	.2		
12	.2			.2	.2		
13	.2			.2	.2		
14	.2			.2	.2		
15	.2			.2	.2		
16	.2			.2	.2		
17	.2			.2	.2		
18	.2			.2	.2		
19	.2			.2	.2		
20	.2			.2	.2		
21	.2			.2	.2		
22	.2			.2	.15		
23	.2			.2	.15		
24	.2			.2	.2		
25	.2			.2	.2		
26	.2			.2	.2		
27	.2			.2	.2		
28	.2			.2	.2		
29	.2			.2	.2		
30	.2			.2	.2		
31	.2			.2	.2		

[B1]



April 17, 2017

To whom it may concern

On 08 December 2016 LQRV VIS 4673 was named in Notice of Claim - Stephen / Munkholm 14799 MLS concerning the land slide which destroyed their home December 10th, 2014.

Currently some Mortgage lenders have put a halt to lending within the Little Qualicum River Village Development, as they are concerned that the strata owners might be required to pay a large settlement as a result of this action.

Let me assure all stakeholders that, having conferred with our legal advisers, we do not anticipate financial liability under the Notice of Claim. Further to this, in the event of liability, we are covered by our Strata insurance provider.

Each year we budget for unforeseen legal fees. Therefore, to date, owners do not have additional fees as a result of this claim.

Dana Mellway, President
Strata Corp VIS 4673



1773 Country Road Qualicum Beach V9K 2S3

April 12, 2017

Re Bridge construction Meadowood Way

To whom it may concern:

We the Strata Council for VIS 4673 do hereby authorize Bruce Warn to act as our Agent in respect to any permit applications concerning the replacement of our bridge on Meadowood Way.

Thank you

Dana Mellway (Strata Council President)

APR 12/17