



AGENDA OF A REGULAR MEETING

STRATA COUNCIL VIS4673

Monday, March 13th, 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
10. Next Meeting Date
11. Adjournment



MINUTES OF A REGULAR MEETING

STRATA COUNCIL VIS4673

Monday, March 13th, 2017 [Start Time 6:30PM]

1621 Meadowood Way, Qualicum Beach, Little Qualicum River Village

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

Absent: Korina Richard

Guests: Harry Oppenlander

1. Call to Order

Dana Mellway, President, called the meeting to order at 6:30 p.m.

2. Approval of Agenda

Moved: Elaine

Second: Brian

Move to amend the agenda to include the following:

a.) New Business

a.) Proposed 2017 AGM Date & Times.

Moved: Tim

Second: Nadeen

Move to approve the amended agenda as outlined above.

Carried

3. Approval of Previous Minutes

Moved: Elaine
Second: Linda

Move that Council approve and accept the minutes from February 20th, 2017 as presented.

Carried

4. Treasurer's Report

Treasurer's Financial Report to March 13th, 2017 as presented to Council.

Council acknowledges that snow removal is an ongoing and necessary expense and concern because of the many snow storms and excess related costs.

Council believes there are some 2017 cost savings which will help reduce the current deficit created by heavy snow removal expenses.

In terms of contracts for longer than two years Don's Home Repair & Plumbing currently holds the only five year contract for water monitoring ending in 2020.

5. Old Business

a.) Review Water System and Timeline Update

Nothing new to report at this time

Water System Report:

Attached are the February 1st, 2017 to February 28th, 2017 Reservoir Readings, Daily Residual Chlorine Readings & Chlorine Tank Depth Maintenance & Operations of the water system [Exhibit A1-A3] provided by our Water System Operator.

b.) Expenditures for Approval

Moved: Brian
Second: Tim

Move to approve two Council members to attend the spring session of the CHOA Strata Education Program and registration fees associated with these courses.

Carried

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

Council is in communication with Steve Wallace of Dolden Wallace Folick LLP, appointed to act on the behalf of Hub Insurance and Strata VIS 4673.

d.) Depreciation Report Update

Two Council members have signed the contract to approve Clear Docs to provide the required report. Council has sent additional required information requested by Daniel Jablonski of Clear Docs to prepare and complete the Little Qualicum River Village Depreciation Report due by May 5th, 2017.

e.) Bridge Replacement

Ongoing, nothing to report at this time.

f.) 2016 – 2017 Task List

Council reviewed the task list.

6. By law Enforcement

Council would like to remind owners to register their ORV (Off Road Vehicles) by completing attached forms located at the mailboxes, also found on LQRV website and deposit them in the gatehouse mailbox and a representative from Strata Council will contact them and provide the ORV sticker and additional information. [Exhibit B1]

7. Reports

a.) Design Review Committee

Ongoing, nothing to report at this time.

b.) Common Property

Ongoing, nothing to report at this time.

c.) Communications

d.) Common Carrier Committee

Ongoing, nothing to report at this time.

8. Significant Events

a.) Village Community Events

Easter Egg Hunt Sunday April 16th from 11:30 to 2:00 p.m.

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

AGM 2017 is tentatively set for Saturday November 4th, 2017.
Council is confirming Chair attendance and availability of location.

10. Next Meeting Date

The next Regular Council Meeting is scheduled for Monday, April 10th, 2017 at 6:30 p.m. located at 1621 Meadowood Way, Qualicum Beach, B.C.

11. Adjournment

Moved: Dana
Second: Brian

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

Carried

Dana Mellway, President

Date

Nadeen Brewer, Recording Secretary

Date

"LQRV"

Sheet1

FEBRUARY 2017 Daily Reservoir Readings

Date	Time	Depth	Temp.	Well#1	Well#2	Well#9	Well#13	Res.Flow	total
Meter				99362	31116	30618		82274	
								82309	
1	8:10	10.8	8						
2	8:25	10.8	8					82390	
3	8:45	10.8	8					82476	
4	9:20	10.7	8					82568	
5									
6									
7	12:00	10.10	8					82858	
8	9:10	10.7	8					82925	
9	9:00	10.7	8					83005	
10	10:05	10.7	8					83099	
11	10:19	10.7	8					83192	
12	10:15	10.7	8					83278	
13	10:11	10.7	8					83369	
14	10:08	10.7	8					83462	
15	8:36	10.7	8					83545	
16	8:40	10.7	8					83637	
17	10:15	10.7	8					83737	
18	9:03	10.7	8					83819	
19	10:32	10.7	8					83918	
20	9:37	10.7	8					84014	
21	10:35	10.8	8					84112	
22	10:30	10.8	8					84200	
23	8:37	10.7	8					84270	
24	9:34	10.8	8					84354	
25	10:30	10.7	8					84449	
26	8:02	10.8	8					84535	
27	10:00	10.7	8					84622	
28	9:09	10.7	8					84703	
29									
30									
31									
Meter Readings				695.2	31634	31067			
Total consumption				1333	578	449			2300
comments									
Don Buchner									

- Usage for Feb. 2017 is 2300cm
- This is approx 83.2 cubic meters per day.
18,304 Gal. day.
- 2 days missing due to Ozzer's accident.
But all is good, tests are clean and
system is running smoothly.

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[Signature]
OPERATOR # 6464

"LQRV"

Sheet 1

FEB. 2017 Daily Residual Chlorine Readings							
Date	reservoir	SL 51	SL 27	Washrooms	SL 201	SL 177	SI 281
1	.2				.2		
2	.2			.2			
3	.2		.2	.2			
4	.2			.2			
5							
6							
7	.3			.2	1.5		
8	.2			.2	1.5		
9	.2			.2	2.0		
10	.2			.2	1.5		
11	.2			.2	1.5		
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	.2		
23	.2			.2	.2		
24	.2			.2	.2		
25	.2			.2	.2		
26	.2			.2	.2		
27	.2			.2	.2		
28	.2			.2	.2		
29							
30							
31							

