



MINUTES OF A REGULAR MEETING

STRATA COUNCIL VIS4673 June 20th, 2016 [Start Time 6:30 P.M.] 1670 Meadowood Way, Qualicum Beach

Council: Dana Mellway, Don Laughton, Marilyn Kopernick, Brian Gallagher, Korina Richard, Linda Guild, Tim Peligren, Elaine Peligren

Absent: John Mainland

Guests: Mary Laughton, Harry Oppenlander

1. Call to Order

Marilyn Kopernick, President, called the meeting to order at 6:33 p.m.

2. Approval of Agenda

Moved: Dana
Second: Marilyn

Move to amend the agenda to include the following under 9. New Business:
c.) Depreciation Report and d.) Blue Grass Festival – Fill up the water tank

Moved: Marilyn
Second: Brian

Move that Council accept the agenda as amended.

Carried

3. Approval of Previous Minutes

Moved: Marilyn

Second: Linda

Move that Council approve and accept the minutes from May 30th, 2016 as presented.

Carried

4. Treasurer's Report

Treasurer's Financial Report was provided to Council.

Letters went out regarding delinquent strata fees

5. Old Business

a.) Review Water System and Timeline Update

Nothing to report at this time. A timeline schedule for the Taylor Walk well will be presented at the November 5th, 2016 Annual General Meeting.

Water System Report:

Attached is the Reservoir Readings Report [Exhibit A1-A3] for the period of May 1st to May 31st, 2016 provided by our Water System Operator.

b.) Expenditures for Approval

None to report

c.) 2015-2016 Task List

Council reviewed all the items on the list.

d.) 2016 AGM Date & Planning

Council will hold their first AGM planning meeting in July 2016. Council will look at agenda items for consideration at the AGM. If owners have anything they would like addressed or included, please drop a note in the gatehouse mailbox or send it to Strata Corporation VIS4673, 1773 Country Road, Qualicum Beach, V9K 2S3.

Don Laughton and Harry Oppenlander have been delegated by Strata Council to investigate a plan for paving areas in the village and presenting them back to Council for consideration by owners at the Annual General Meeting.

6. Bylaw Enforcement

Bylaw officer followed up on the anonymous letter and advised that the owner at the corner of Meadowood and Wyatt's Way cleaned up their lot.

7. Reports

a.) Design Review Committee

The Design Review meeting is scheduled for next week.

b.) Common Property

The eavestrophs at the storage units at the end of Meadowood Way have been completed.

c.) Communications

Council received letters from Strata Lots 68, 16, 108 and 68.

Two letters were received from Strata Lot 68 for bylaw violations; council considered their responses.

Moved: Linda
Second: Marilyn

Move that the two fines for SL 68 be upheld.

Carried

Moved: Linda
Second: Dana

Move that Council send a letter to Telus to clarify that Council & Telus work together with no obstacles and old comments on the Strata VIS 4673 are to be removed.

Carried

d.) Common Carrier Committee

Nothing to report.

8. Significant Events

a.) Village Community Events

The second work party will be held tomorrow, June 21st at Mountainview Park to spread bark mulch.

b.) Corcan-Meadowood Residents Association Report

Attached is [Exhibit B2] outlining the Canada Day Celebration that will take place at Meadowood Community Park on July 1st from 11:00 a.m. to 2:00 p.m.

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

9. New Business

a.) Confidential Disclosure Agreement

Moved: Elaine

Second: Marilyn

Move that Council have any one who may have access to strata records sign the attached [Exhibit C1-C2] confidential disclosure agreement.

Carried

b.) ATV Insurance in the Village

Ongoing, nothing to report

c.) Depreciation Report

Council will be obtaining two or three quotes from qualified companies that prepare depreciation reports and will report to owners at the AGM

d.) Blue Grass Festival – Fill Up Water Tank

The Blue Grass Festival Committee have requested us to fill their water tank with 1000 gallons in the event they run out of water being supplied to them by an outside water provider. Council discussed and agreed that we cannot make this decision without approval from owners and since the AGM is not until November, we cannot provide them with water.

10. Next Meeting Date

Please note that there will not be a Regular Council Meeting in July 2016 only an AGM planning meeting for Council only, which will be held on July 18th.

The next Regular Council Meeting is scheduled for Monday, August 15th, 2016 at 6:30 p.m. located at 1670 Meadowood Way, Qualicum Beach, B.C.

11. Adjournment

Moved: Dana
Second: Brian

There was no further business and the meeting adjourned at 8:25 p.m.

Carried

Marilyn Kopernick, President

Date

Elaine Peligren, Recording Secretary

Date