# AGENDA OF A REGULAR MEETING

## STRATA COUNCIL VIS4673

**Tuesday, March 5th, 2013 [Start Time 6:30 PM]**

1670 Meadowood Way, Qualicum Beach

Little Qualicum River Village

1. Call to Order

2. Approval of Agenda

3. Approval of Previous Minutes

4. Treasurer's Report

   a.) Status of Collection Activity on Delinquent Accounts

5. Old Business

   a.) Council's Task List
   b.) Relocating Newspaper Boxes to Mail Boxes Area
   c.) Progress on Replacement of the Culvert near Strata Lots, 89, 53 & 54
   d.) Emergency Contacts posted on Web-site & at the Mail Boxes
   e.) Ditch Erosion at Strata Lot 247
   f.) Progress on Privacy Policy
   g.) Direction Signs at Laura's Loop
   h.) Private Property Sign Outside the Gates
   i.) "Stop Ahead" Sign for Meadowood

6. Significant Events

   a.) Village Community Events
   b.) Corcan-Meadowood Residents Association Report

7. Reports

   a. Design Review Committee
   b. Water System & Developer's Review of the Automation of the Water System
   c. Common Property
   d. Bylaws and Rules
   e. Communications

8. New Business

9. Next Meeting Date

10. Adjournment

Little Qualicum River Village

# MINUTES OF A REGULAR MEETING

STRATA COUNCIL VIS4673
March 5th, 2013[Start Time 6:30 PM]
**1670 Meadowood Way, Qualicum Beach**

**Council:** **Trish Curtin, Dick Shantz, Korina Richard, Dana Mellway, Tim Peligren & Elaine Peligren**

**Absent: Jacquie Ainslie, John Mainland & Marilyn Kopernick**

**Guests:** **Bob & Annie Donald**

**1. Call to Order**

**Trish Curtin, President, called the meeting to order at 6:37.**

**2. Approval of Agenda**

**Moved:** **Trish**
**Second:** **Dana**

**Move that add 8. New Business (a.) Replacement of Council Member, Jacquie Ainslie based on Section 14.1 of the Strata Property Act.**

**Carried**

**Moved:** **Tim**
**Second:** **Dick**

**Move that Council accept the agenda as amended.**

**Carried**

**3. Approval of Previous Minutes**

**Moved: Trish**
**Second: Tim**

**Move that the minutes from the February 5th, 2013 Regular Council meeting be approved and accepted as presented.**

**Carried**

**4. Treasurer's Report**

**Nothing to Report**

**a.) Status of Collection Activity on Delinquent Accounts**

**Nothing to Report**

**5. Old Business**

**a.) Council's Task List**

**The gate RAM has been repaired and the main control board for the gate opening system has been rebuilt and is in stock.**

**b.) Relocating Newspaper Boxes to Mail Boxes Area**

**The newspapers will be moved in the next couple of weeks and Council will post signs advising Owners of the new location and will also advise both Newspaper companies.**

**c.) Progress on Replacement of the Culvert near Strata Lots 89, 53 & 54**

**The culvert located near Strata Lots 89, 53 and 54 on Warn Way has been replaced.**

**d.) Emergency Contacts posted on Web-Site & at the Mail Boxes**

**Council is updating the information and will post the list within the next couple of weeks.**

**e.) Ditch Erosion at Strata Lot 247**

**Council is following up with the Maintenance Contractor for quotes for repair or replacement.**

**f.) Progress on Privacy Policy**

**Council reviewed the draft Privacy Policy provided and made changes and will continue to review over the next six months and will present the document to the Owners at the Annual General Meeting for bylaw approval.**

**g.) Direction Signs at Laura's Loop**

**Pending - Council will review funding at the next meeting.**

**h.) Private Property Sign Outside the Gates**

**Pending – Council will review funding at the next meeting.**

**i.) "Stop Ahead" Sign for Meadowood**

**The sign has been installed.**

**6. Significant Events**

**a.) Village Community Events**

**Attached is the March 2013 Report from the Village Community Volunteers [Exhibit A1]**

**b.) Corcan-Meadowood Residents Association Report**

**Refer to the attached report provided [Exhibit B1 – B4]**

**7. Reports**

**a. Design Review Committee**

**The Design Review Committee is doing a survey of the condition of storage units and will report back to Council.**

**b. Water System**

**Weekly water tests are available on the LQRV web-site.**

**The Developer provided the attached report to Council regarding the automation of the water system [C1].**

**c. Common Property**

**Nothing to report at this time.**

**d. Bylaws & Rules**

**Nothing to report at this time.**

**e. Communications**

**Correspondence was received from Lots 140, 75, 112, 279, 127, 188 and 16.**

**8. New Business**

**a.) Replacement of Council Member, Jacquie Ainslie based on Section 14.1 of the Strata Property Act.**

**Moved: Trish**
**Second: Tim**

**Move that Council look for a Council Member to replace Jacquie Ainslie because she is unable to participate.**

**Carried**

**9. Next Meeting Date**

**The next Regular Council Meeting is scheduled for Tuesday, April 9th, 2013 at 6:30 p.m. located at 1670 Meadowood Way, Qualicum Beach, B.C.**

**10. Adjournment**

**Moved: Tim**
**Second: Dick**

**There was no further business and the meeting adjourned at 7:55 p.m.**

**Carried**

Trish Curtin

**Trish Curtin, President**

June 2/2013

**Date**

Elaine Peligren

**Elaine Peligren, Recording Secretary**

May 31/2013

**Date**

[A1]

# *VILLAGE COMMUNITY VOLUNTEERS*

## March, 2013 Report

Collection of Refundables for our Fundraising Program is progressing well with regular trips to Return-It Depot netting good results. We thank all residents who donate so generously to this initiative.

Winter activities and off-site outings were fun, particularly the Bowling in February. Watch the "Events" Bulletin Board for updates on opportunities to join the fun & share adventures.

### *MOUNTAINVIEW PARK SPRING CLEAN-UP:*

Saturday, March 16th at 10:00 a.m. – grab your favourite tool & join your neighbours at the Park for an early start on spring clean-up. Let's give Easter Bunny a warm welcome to a decent looking venue for his visit at the end of March.

### *EASTER BUNNY:*

Rumour has it that the elusive Bunny Rabbit is arriving on Sunday, March 31st. All residents are invited to join the fun of the Great Easter Egg Hunt at Mountainview Park, starting at 11:30 a.m.

### *VICTORIA DAY WEEKEND:*

Mark your calendars for a *NEW* fun event scheduled for Monday of the May Long Weekend. The "Spring Fling" will incorporate a Lunch-time BBQ along with a "Mini" Trade Fair and more surprises!

Further Event details will be posted on the Bulletin Board for April through June activities.

Please refer to LQRV website for 2013 on-going Events posted under Events, Notices & Newsletters.

*ENJOY YOUR COMMUNITY TOGETHER*

B1 [B1-B4]

# CORCAN-MEADOWOOD RESIDENTS' ASSOCIATION

**MINUTES OF REGULAR MEETING – MARCH 7TH, 2013**

**Held at 1670 Meadowood Way, Qualicum Beach, B.C.**

**Meeting Called to Order at 6:35 p.m.**

***Attendees:*** **Elaine Peligren, Rob Roberts, Elaine Ivancic, Alf Jablonski, Gerry Anderson, Frank Button, Sylvia Jimmo, Diane Anderson, Annie Donald, Tim Peligren, Mario Ivancic, Joie Borsboom, Ozzie Jimmo, David Carter, Vivien Carter, Bob Donald**

***Regrets:*** **Dave Jones**

***Approval of Agenda:*** **Moved by Gerry Anderson, Seconded by Alf Jablonski, Carried.**

***Approval of Previous Minutes:*** **Moved by Tim Peligren, Seconded by Ozzie Jimmo, Carried.**

***Treasurers Report*** **– Diane Anderson**

**Operating Account Balance: $5,710.66 Highway Project Account Balance: $3,150.00**

**A new account was opened at the Bank to specifically handle all the monies related to the Highway Access Project.**

**Treasurers' Report accepted: Moved by Tim Peligren, Seconded by Alf Jablonski, Carried.**

***New Business:***

**Moneris Visa/MasterCard Merchant Account:**

**Research was completed and presented by Annie Donald regarding feasibility of opening a Merchant Account to accept Visa & MasterCard payments, thus giving residents more options to provide funds/payments for a variety of initiatives. This account availability could be used for collection of Highway Project funds, Silent Auction payments, donations towards Park projects, Event purchases (food/beverages, etc.). As a "not-for-profit" organization, our costs and percentage fees are reasonable and worth the investment and operating expenses.**

**Moved by Gerry Anderson - to proceed with opening a Merchant Account, Seconded by Tim Peligren, Carried.**

***Old Business:***

a) **Interchange Information Meeting – April 6th, 2013:**
**An Open House & Information Session will take place at the Meadowood Store on Saturday, April 6th from 9:00 a.m. to 5:00 p.m. to provide detailed information regarding the Corcan/Highway 19 Access Project. We are collecting $100 donations for Engineering portion of this project. BBQ, Food & beverages, and activities for youngsters planned. Also, there will be a big Penny Drive and a Bottle/Refundable Drive. Information will be available on other projects for the Community as well.**
**Flyers will be distributed a few days beforehand, reminding residents of the big Information session.**

b) **POSAC Meeting on March 6th, 2013:**
**Two Directors from C.M.R.A. presented request to POSAC group for Area `F` for a continuation of proposed Meadowood Park Plans for future Phases.**

c) **Meadowood Community Park Progress:**

B2 [B1-B4]

Phase 1 engineered construction drawings are in process for completion late April. Tenders will be posted in early May. When contractors have been selected for the project, work is scheduled to commence late August or early Sept. 2013, for completion within a few weeks following.

d) Parks Open House, Trails Discussions & Questionnaire:
A few C.M.R.A. members attended an R.D.N. Parks & Trails development Open House Informational session for Area `F` held in Coombs on March 6th, 2013. Most important is a questionnaire that is posted on the RDN website, as well as on the CMRA website. *All residents are requested to provide their valued input* in support of our area, with particular attention to Trails development in the Corcan-Meadowood area. The link to this questionnaire: http://www.rdn.bc.ca/cms.asp?wpID=2980 Questionnaire *only* available until March 20th.

e) Meadowood Park Pavilion Fundraising Program & Business Plan:
The fundraising program for this project has been temporarily put on hold, or tabled, until we have more definitive plans. As this sector of the Park development is a major undertaking and expense, we are tasked with development of a Business Plan for this initiative. A committee has been formed within our organization to research and develop a viable module to present to R.D.N. which will detail potential construction costs and ongoing annual maintenance obligations relative to a Community Pavilion within the Park.

f) Canada Day Celebration Update:
Plans for a Canada Day Event have been tabled until April when more information will be available.

g) Emergency Preparedness Plan:
The C.M.R.A. is working with the R.D.N. and Dashwood Fire Dept. to develop Emergency Plans, with particular emphasis on developing an Evacuation process. To this end, a Training Session open to ALL residents is tentatively scheduled for Saturday, April 20th, 2013 at 10:00 a.m. to be held at the Meadowood Fire Hall on Galvin Way. More information will be available and posted soon.

h) Gaming Event Licence:
Elaine Ivancic has worked diligently on the application process. It is just a matter of identifying all the potential avenues for fund usage, and finalizing a Park Business Development Module to form the basis of our presentation and intentions.

i) Recreation Grant Application:
Elaine Peligren is working towards completion of this proposal in the near future.

j) Open House Sign & Location:
A large sign has been created to advertise our Open House Information Meeting on April 6th. Our Association volunteer members have offered to pick up, back the sign with plywood and put it up in a highly visible spot. Billing for this sign was presented for payment authorization – Moved by Elaine Ivancic, Seconded by Annie Donald, Carried.

*Correspondence:*

a) Lighthouse Community Centre Society:
An invoice was received from the Lighthouse Community Centre to cover our costs of advertising on their website, for a reasonable & nominal amount. Moved that we remit – Ozzie Jimmo, Seconded by Diane Anderson, Carried.

b) B.C. Conservative Party:
A request was received from this party to attend one of our meetings. A motion was made by Mario Ivancic to allow any political party willing to address issues in our Corcan-Meadowood corridor area to have a 10 minute speaking opportunity followed by a 5 minute Q&A session. Seconded by Joie Borsboom, Carried.

*Next Meeting Date:* Wednesday, April 3rd, 2013 at 6:30 p.m.

*Adjournment:* Tim Peligren moved to Adjourn at 9:25 p.m., Seconded by Diane Anderson, Carried.

B3 [B1-B4]

# HIGHWAY 19 ACCESS AT CORCAN ROAD

# INFORMATION MEETING & FUNDRAISER

**Saturday April 6th - 9:00 am to 5:00 pm**
**Location: Meadowood Store**

## WE NEED YOUR SUPPORT!

**Drop by the Meadowood store between 9 to 5 for a few minutes to see what this access means to you.**

1. ***IT COULD SAVE YOUR LIFE!***
2. ***IT WILL SAVE YOU TIME!***
3. ***IT WILL SAVE YOU MONEY!***
4. ***IT WILL INCREASE YOUR PROPERTY VALUE!***
5. ***IT WILL HELP OUR LOCAL ECONOMY!***
6. ***IT WILL BRING MORE SERVICES TO THE AREA!***

**FUNDRAISER - Bring your empty bottles**
**Bring your pennies for our penny drive**
**CONCESSION: Hamburgers, hot dogs, donuts, Etc.**

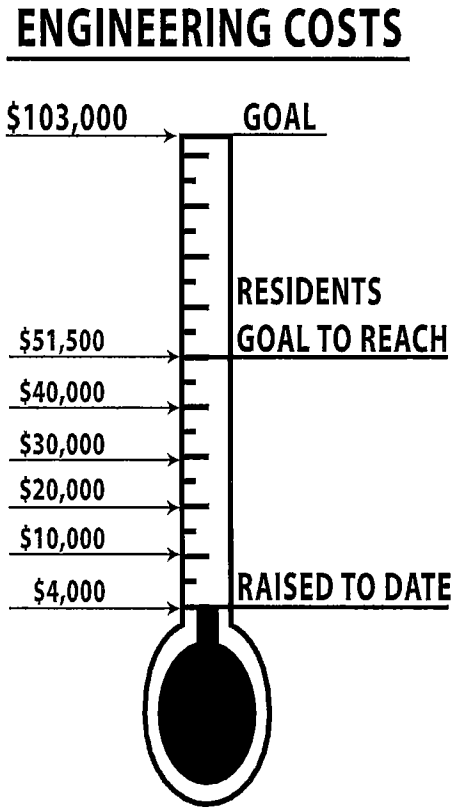
***We accept cheques, Visa, Mastercard, debit or cash!***

B4 [B1-B4]

# DO YOU WANT HIGHWAY 19 ACCESS?

## When Medical Emergencies Occur Like:

## HEART ATTACK OR STROKE




## TIME IS OF THE "ESSENCE"

# IS IT WORTH 68 CENTS A DAY FOR HIGHWAY ACCESS?

www.meadowoodresidents.com For more information contact Elaine Peligren (250) 752-4179 or Gerry Anderson (250) 752-1031

[C1]

March 05, 2013

Dear Council

Dipper Loggers are installed and recording in Wells #1, #2 and #9. Dipper Logger for Well #13 is in the guard house no use installing until later in summer as well is full to the top until it is turned on. An extra Dipper Logger is in the guard house as well. I have been working with Elizabeth Thomson from VIHA updating the outstanding items required to complete the water system. Elizabeth has taken over the position from Terry Preston and has a great deal of information to go through. I have discussed the automation of the well pumps with Newcastle Engineering and they are working with me to design a system that will support the system we have in place now and will allow for expansion in the future. I will be concentrating first on the automation of the well pumps, then to hookup wells #1, #2 and #9 to the reservoir directly. I will have a more defined time table for the next Strata Council meeting.

Thank you

Tim Peligren (President)

528872 BC Ltd.