



AGENDA OF A REGULAR MEETING

STRATA COUNCIL VIS4673

Monday, May 22th, 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 April 10th, 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
 - h.) Civil Resolution Tribunal
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.) Policy change – Re: Contractor work for Owners
 - b.) RDN response to two homes on one Strata Lot
 - c.) Final Disposition of Sediment Pond
10. Next Meeting Date
11. Adjournment



MINUTES OF A REGULAR MEETING

STRATA COUNCIL VIS4673 May 22nd, 2017 [Start Time 6:30 P.M.] 1621 Meadowood Way, Qualicum Beach

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

Absent: Nadeen Brewer

Guests: Harry Oppenlander, Marilyn Kopernick

1. Call to Order

Dana Mellway, President, called the meeting to order at 6:35 p.m.

2. Approval of Agenda

Moved: Linda

Second: Don

Move to amend the agenda to include the following under 5. Old Business:
d.) Easement for Strata Lot 136

Moved: Brian

Second: Dana

Move that Council accept the agenda as amended.

Carried

3. Approval of Previous Minutes

Moved: Linda
Second: Tim

Move that Council approve and accept the minutes from April 10th, 2017 as presented.

Carried

4. Treasurer's Report

Treasurer's Financial Report was provided to Council.

Water meters will be read at the end of June 2017 and lots using in excess of the allowance will be invoiced in July 2017.

Council is going to check with CHOA to find out if we are allowed to charge non-owners and Realtors for access to our website for items such as our Depreciation Report, Strata Plan, Insurance, AGM & Regular Council Minutes, etc.

Moved: Dana
Second: Tim

Move that Council send demand letters for overdue strata and garbage fees to lots 45, 46, 47, 136, 242, 272, 280, 281, 42, 239, 134, 275, 196, 185, 142, 141, 137, 139, 29, 30, 113, 163, 99, 261 and 59 and if no response is received by the designated date then fines be levied.

Carried

Moved: Tim
Second: Brian

Move that Council proceed with the lien for Strata Lot 141 for unpaid strata fees.

Carried

5. Old Business

a.) Review Water System and Timeline Update

Nothing new to report at this time.

Water System Report:

Attached are the April 1st to April 30th, 2017 Reservoir Readings and Annual Maintenance Report [Exhibit A1 – A2] provided by our Water System Operator.

Owners and residents need to be aware of the Watering Times Restrictions as outlined on the attached reminder [Exhibit B1].

b.) Expenditures for Approval

Moved: Tim
Second: Linda

Council moves that we reduce the \$1,792.00 billed invoice by \$112.00 for the PST and remit payment of \$1,680.00 to Clear Docs for the completed Depreciation Report.

Carried

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

Nothing to report at this time.

d.) Easement for Strata Lot 136

Council has been contacted by Gulf Mortgage Investment Corporation with the following request:

“Gulf Mortgage Investment Corporation (“Gulf MIC”), as mortgagee and registered charge holder of the Certificate of Pending Litigation CA4986389 for Strata Lot 136 Block 526 Cameron District Strata Plan VIS4673 (“Strata Lot 136”), requests an easement in common with the Strata Owners of Strata Plan VIS4673 over a portion of the Common Property of Strata Plan VIS4673 (the “Common Property”) that the building on Strata Lot 136 encroaches upon. Gulf MIC is willing to negotiate compensation for granting such an easement. However, failure to negotiate terms for an easement, and any corresponding compensation, will result in Gulf MIC applying to Court seeking an order that the Strata Corporation transfer title of the Common Property’s encroached upon area or, alternatively, seek an order granting an easement over the encroached upon area.”

Council has been in contact with representatives from Gulf Mortgage Investment Corporation to work out possible solutions to allow granting of this easement and once all options are known and available; Council will present these options to the owners for their approval at either our Annual General Meeting or Special General Meeting. As an alternative to the proposed easement the existing owner could be asked to remove part of the building.

Attached is the Building Location Certificate [Exhibit C1] outlining the area of the proposed easement in question.

e.) Depreciation Report Update

Council reviewed the Depreciation Report. We are getting quotes on a couple of items and will provide these quotes to Clear Docs for their analysis and once the process is completed will provide the final copy of the Depreciation Report to owners.

f.) Bridge Replacement

Council has scheduled the bridge replacement commencing Saturday, May 27th to Monday, May 29th as the weather forecast shows no rain and council was able to arrange for the crane and a Riparian Environmentalist to be available.

g.) 2016 – 2017 Task List

Council reviewed the task list and checked off completed items.

h.) Civil Resolution Tribunal

Council is working through the process and will report to owners with any pertinent information.

6. Bylaw Enforcement

Council has been dealing with dog complaints.

7. Reports

a.) Design Review Committee

Council reviewed the Design Review Committee minutes

b.) Common Property

The chipping pile and garden waste piles located at the Taylor Walk site will be removed soon. We will be providing brief windows of time in the fall and spring for chipping and yard and garden waste. Check the Bulletin Board at the mailbox area or the lqrv.ca website for details.

Council would like to encourage Owners and Residents to remove scotch broom in bloom on their private yard areas or if they require assistance to remove this invasive plant to drop a note at the mailbox indicating contact information and location. See the attached article [Exhibit D1] outlining how to cut broom in bloom.

c.) Communications

Moved: Dana
Second: Linda

Move that Council approve letters sent to Strata Lots 12, 266, 29 and 43.

Carried

d.) Common Carrier Committee

Ongoing, nothing to report at this time.

8. Significant Events

a.) Village Community Events

Please note the Village Volunteers update a Schedule of Event poster twice a year and it is posted under the glass bulletin box located at the mailboxes.

b.) Corcan-Meadowood Residents Association Report

Attached is the poster for the Canada Day event being held at Meadowood Community Park. [Exhibit E1]

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

9. New Business

a.) Policy change – Re: Contractor work for Owners

Contractors performing work for owners or residents will be responsible for collecting payment directly from the owner or resident.

b.) RDN response to two homes on one Strata Lot

At this time, the Regional District of Nanaimo has restricted our private yard areas that are over 2 hectares to one home.

c.) Final Disposition of Sediment Pond

The DRC has been working with Lewkowitch Engineering, and through them the RDN, to come to a final resolution of this issue. Lewkowitch Engineering is in agreement with us that the slight risk that the pond once posed has been fully mitigated, and all that remains is to make sure that the RDN understands that.

10. Next Meeting Date

The next Regular Council Meeting is scheduled for Monday, June 26th, 2017 at 6:30 p.m. located at 1621 Meadowood Way, Qualicum Beach, B.C.

11. Adjournment

Moved: Tim
Second: Brian

There was no further business and the meeting adjourned at 10:05 p.m.

Carried

Dana Mellway, President

Date

Elaine Peligren, Vice President

Date

APRIL 2017 Daily Reservoir Readings

Date	Time	Depth	Temp.	Well#1	Well#2	Well#9	Well#13	Res.Flow	total
Meter				2211.6	32193.2	31549.6			
								87528	
1	11:11	10.8	9					87528	
2	11:22	10.8	9					87622	
3	9:42	10.7	9					87702	
4	10:35	10.8	9					87811	
5	10:19	10.8	9					87899	
6	10:40	10.9	9					87998	
7	11:35	10.9	9					88092	
8	11:55	10.9	9					88185	
9	11:11	10.7	9					88266	
10	11:03	10.8	9					88364	
11	11:22	10.9	9					88459	
12	10:26	10.9	9					88543	
13	11:27	10.8	9					88642	
14	10:51	10.7	9					88724	
15	11:23	10.7	9					88824	
16	11:39	10.7	9					88922	
17	11:10	10.7	9					89019	
18	9:28	10.7	9					89103	
19	10:41	10.8	9					89237	
20	11:26	10.9	9					89332	
21	11:30	10.8	9					89422	
22	11:07	10.8	9					89507	
23	11:29	10.7	9					89605	
24	10:15	10.7	9					89699	
25	12:30	10.8	9					89813	
26	10:55	10.8	9					89908	
27	10:52	10.8	9					90017	
28	8:25	10.7	9					90100	
29	10:05	10.7	9					90211	
30	10:45	10.7	9					90315	
31				36604	32781	32054			
Meter Readings				1449	588	505			
Total consumption									2542
comments									
Don Buchner									

APRIL = 2542 cm or 589,240 IMP GDL

- Daily average is 88^{cm} or 19,284 IMP. Gal.

• I have now been paid for the meter install to Sean Walker but would still like to follow up on my request for a change in billing procedures.

• All else is good and tests ^{Frigo} are all clean.

Don Buchner
OPERATOR 6464

APRIL	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		
5	.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	.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	.2			.2	.2		
30	.2			.2	.2		
31	.2			.2	.2		

[EXHIBIT B1] B1

WATERING TIMES RESTRICTIONS **REMINDER FOR RESIDENTS**

As in other years the set times for watering are as follows;

Odd numbered houses on odd numbered days.

(Using street address numbers)

Even numbered houses on even numbered days.

6am to 10am

OR

6pm to 10pm

NO OVERNIGHT WATERING PLEASE.

*** IF IT RAINS USE THE RAIN-OFF BUTTON ON AUTOMATIC SPRINKLERS.**

*** Lets use water wisely and avoid problems in the fall.**

*** Judge the need to water by the dampness of the soil, not the brightness of the sun.**

Thank you

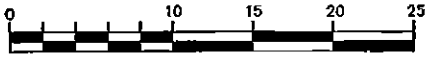
- Strata Council

EXPLANATORY PLAN OVER PART OF:
COMMON PROPERTY, STRATA PLAN VIS4673,
BLOCK 526, CAMERON DISTRICT.

Plan EPP72044

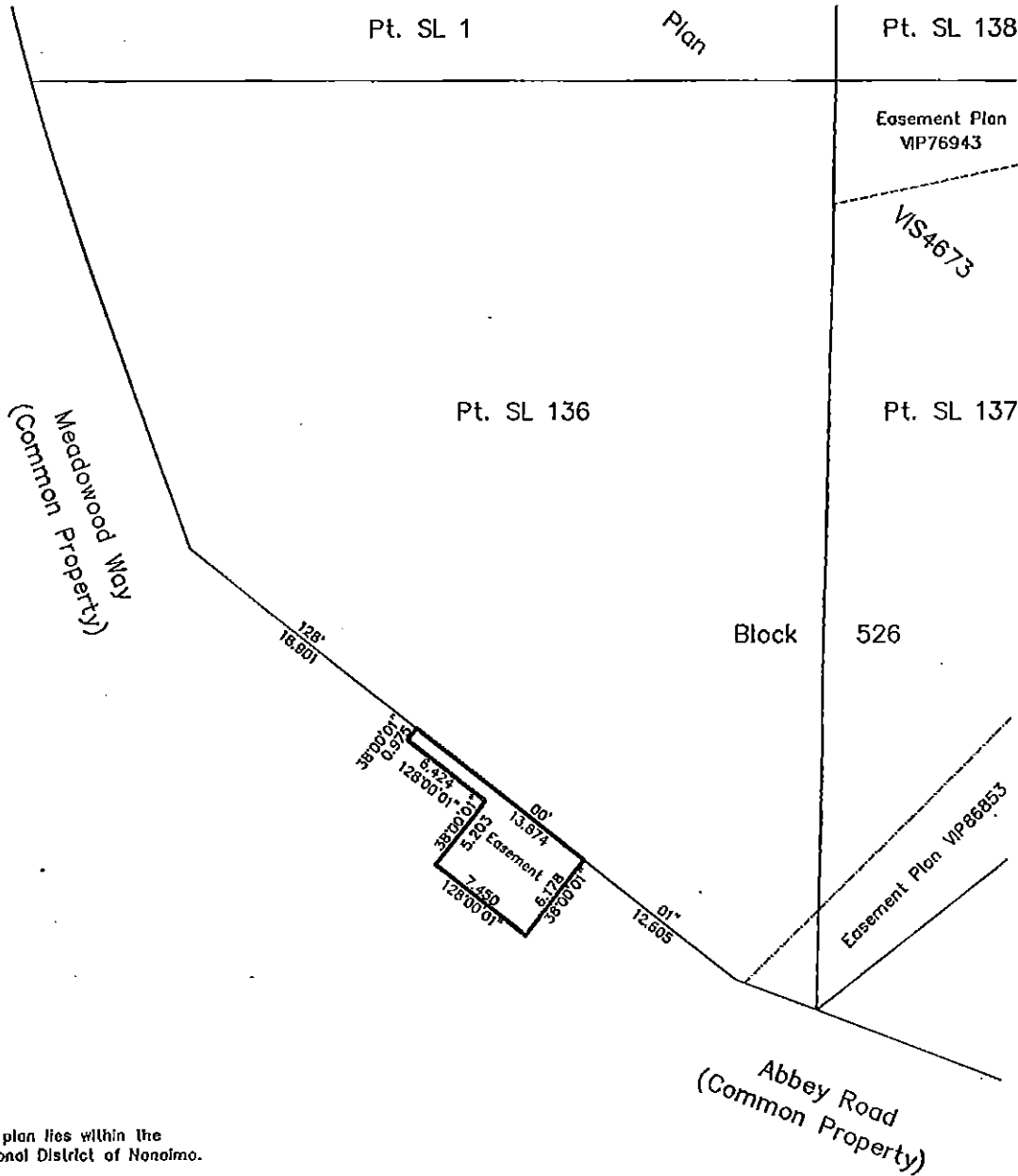
Pursuant to Section 99 (1)(e) of the Land Title Act.
For Easement Purposes
BCGS 92F 038

[EXHIBIT C1] C1



Distances are in metres, unless otherwise indicated.
The intended plot size of this plan is 432mm in height by
280mm in width (B Size), when plotted at a scale of 1:300.
Astronomic bearings are derived from Plan VIS4673.

Legend
Pt. Denotes Part



This plan lies within the
Regional District of Nanaimo.

Book of Reference

	Plan	Area Required	Purpose
Common Property	VIS4673	52.3 m ²	Easement

Turner Land Surveying Inc
605 Comox Road
Nanaimo, B.C.
V9R 3J4
250-753-9778
File: 15-084-136

This plan is based on the
following Land Title and Survey
Authority of BC records:
Plan VIS4673
Ryan J. Turner, BCLS 825
28th day of April, 2017

SCOTCH BROOM IN BLOOM

[EXHIBIT D1] D1

Scotch broom is an alien invasive plant taking over huge areas of the Pacific Northwest and worldwide. Broom spreads rapidly and densely, chokes out native species, and prevents reforestation. It is a fire hazard and is toxic to animals and the soil. Broom takes over fields, pastures, meadows and farms. A single plant can produce well over 20,000 seeds that last in the soil for more than 30 years. Broom seriously harms forestry, farming, tourism, our ecosystem and our health.

The Broom Life Cycle - Why April through June is the best time for broom removal and what to do the rest of the year. To stop the spread of an invasive species, we need to understand its life cycle. The roots of the broom plant are weakest when it is flowering - so that is when we want to cut it down. If we wait, and cut the broom after the seed pods are brown and mature, the seed pods will explode and spread all over. (July-August.) Spreading the seeds will only worsen the problem. Immature seed pods can ripen on a broom plant even after the plant has been cut. Therefore, broom removal is recommended in April, May and early June - when the flowers are in full bloom, and before the seed pods have begun to form. The plants are also easy to see and identify at that time. At that time, it is also harmless to chip the plants - the ideal way to get rid of Scottish Broom. If you want to cut broom after seed pods are formed or forming, you can no longer chip the cut plant because of the danger of spreading the seeds. The best thing to do is to pile it on top of itself in an already infested area. you can chip it in that infested area. If that is not possible, you may need to wait until the rainy season when it is safe to burn the branches. The infested area will need to be monitored for new plants. Replant! Broom will not grow in dense shade. As long as you always cut yellow blooming broom each year, eventually you will get rid of it. Stay with it! If cut during the wet seasons (Dec-April), re-sprouting is likely. You will need to cut again in spring. In the wet season, you can use a woody weed removal tool.

HOW TO CUT BROOM IN BLOOM

It's easy. Use loppers. When broom is in bloom, or just before, cut broom down to or below the ground level.

We repeat!! If at all possible, cut at ground level or below the crown. If the broom is so large that you cannot cut it at ground level, cut off all the manageable branches that you can cut with your tool (loppers or saw) Large broom plants die easily.

The most difficult broom to cut is broom that has been mowed and has multiple stalks, or which is growing in gravel along railroad tracks and roads. Do the best you can, knowing that you may need to come back. At least cut off the yellow flowers so there are no more seeds.

Why does this work? The plant has just put all of its energy into producing flowers. If cut while in bloom, the plant will be exposed to summer's dry heat; the drought-stressed broom will usually die. If you see the plants re-sprouting later, cut again or remove the sprouts. Do not pull up large plants or disturb soil when the soil is dry, as that encourages the sprouting of new seeds.

- First, go after single plants, pioneers and small infestation to prevent its spread.
- if the broom is small and not blooming, you can pull it out, or return and cut it next year when it blooms.
- Don't let the broom make more seed! Cut off all the yellow flowers before seedpods form. Then you can cut it later when you have more time.
- Don't spread the seeds. Once the small green seed pods have appeared, the seed pods will ripen even after the broom is cut. So if there are seeds, do not move the plants, as the movement could spread the seeds. You can cut the broom and let it lie in many areas, or throw a few broom off into the brush. Or pile it on top of itself to burn in the proper season.

CELEBRATE CANADA 150



CANADA 150

Brought to you by

CORCAN MEADOWOOD RESIDENTS' ASSOCIATION

SATURDAY JULY 1st 11:00am - 3:00 pm

**LOCATION: Meadowood Community Park Playground
1810 Galvin Way, Qualicum Beach**



CANADA 150
1867-2017

**2 BOUNCY CASTLES, BALLOON ANIMALS,
MUSIC, KARAOKE, FACE PAINTING & FREE
BBQ HOTDOGS, CAKE & DRINKS**

SPECIAL THANKS TO OUR SPONSORS

Qualicum Foods



**SPECIAL THANKS TO HERITAGE CANADA
AND THE REGIONAL DISTRICT OF
NANAIMO FOR THEIR GRANT FUNDING**



1867-2017

We acknowledge the financial support of
the Government of Canada through the
Department of Canadian Heritage

Nous remercions l'appui financier
du gouvernement du Canada par
l'entremise du ministère du
Patrimoine canadien

**Please bring lawn
chairs or blankets for
your comfort!**

Canada