



AGENDA OF A REGULAR MEETING

STRATA COUNCIL VIS4673

Monday, June 26th, 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 May 22nd, 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.) Choose date for a Special General Meeting (SGM)
 - d.) Final Disposition of Sediment pond
10. Next Meeting Date
11. Adjournment



MINUTES OF A REGULAR MEETING

STRATA COUNCIL VIS4673

Monday, June 26th, 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, Linda Guild, Don Laughton

Absent: Korina Richards

Guests: Harry Oppenlander, Trevor Myers

1. Call to Order

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

2. Approval of Agenda

Moved: Tim
Second: Elaine

Move that Council accept the agenda.

Carried

3. Approval of Previous Minutes from May 22nd, 2017

Moved: Tim
Second: Linda

Move that Council approve and accept the minutes from May 22nd, 2017 as presented.

Carried

4. Treasurer's Report

Treasurer's Financial Report to June 26th, 2017 as provided to Council.

Moved: Dana
Second: Tim

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

Carried

Moved: Elaine
Second: Linda

Move to proceed with lien process for
Strata lots #30; #42; #137; & #275 for all outstanding 2017 fees.
Strata Lots #141; & #59; for all outstanding 2016 & 2017 fees.
Strata Lots #99; #113; #142; & #185 for outstanding 2nd installment of 2017 fees.

Carried

5. Old Business

a.) Review Water System Timeline

Work in Progress, getting close to having final approval from Island Health.

Water System Report:

Attached are the May 1st, 2017 to May 31st, 2017 and the June 1st, 2017 to June 30th, 2017
Reservoir Readings, Daily
Residual Chlorine Readings & Chlorine Tank Depth.
Maintenance & Operation of water system.
{Exhibit A1 –A7}

b.) Expenditures for Approval

Moved: Elaine
Second: Dana

Move to approve \$6497.41 to John Jordan of MacIsaac & Company for continued consultation
regarding the Notice of Civil suit – Noel Stephen & Judith Munkholm.

Carried

Moved: Tim
Second: Linda

Moved to approve \$120.00 to be paid to Brian Gallagher for case summary documents required for
Civil Resolution Tribunal.

Carried

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

e.) Depreciation Report Update

Council has asked for corrections to the Depreciation Report to the asphalt portion of the report.
Full report will be posted on the website and added to the meeting minutes as soon as available.

f.) Bridge Replacement

Bridge is installed and is passable.
Complimentary report from the Environmental Supervisor.
Approaches & rails to be completed.

g.) 2016-2017 Task List

Council reviewed the task list.

h.) Civil Resolution Tribunal

Dispute is in, Response has been returned.
Strata lot #29 has submitted
Rebuttal from Council has been submitted
Deadline for final response is Monday June 4th, 2017

5. Bylaw Enforcement

Summer clean up bin will be in place on July 5th.
(Bin is located in the area to your left after the bridge)
*Reminder to read signs found on the front of the Recycling and Garbage containers regarding which items are currently being accepted in the Little Qualicum River Village containers.
For further information please call Parksville Bottle & Recycling 250-248-0224 or visit their website at <https://www.return-it.ca/locations/parksville-bottle-recycling>

6. Reports

a.) Design Review Committee

Continuing with the stages to the Bridge replacement.

b.) Common Property

c.) Communications

Moved: Dana
Second: Elaine

Moved to change the wording from Communications to read Correspondence.

Carried

Moved: Nadeen
Second: Linda

Move to approve sending a second letter to School Board.

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**

9. New Business

10. Next Meeting Date

The next Regular Council Meeting is scheduled for Monday July 24th, 2017 at 6:30 p.m. located at 1621 Meadowood Way, Qualicum Beach, B.C.

11. Adjournment

Moved: Nadeen

Second: Tim

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

Carried

Dana Mellway, President

Date:

Nadeen Brewer, Recording Secretary

Date:

EXHIBIT A1-A7 [A1]
LQRV MAY

MAY

Sheet

2017 Daily Reservoir Readings

Date	Time	Depth	Temp.	Well#1	Well#2	Well#9	Well#13	Res.Flow	total
Meter				36609	32781	32054			
1	8:40	10.7	9					90400	
2	8:25	10.6	9					90521	
3	8:15	10.2	9					90624	
4	8:35	10.7	9					90722	
5	8:20	10.7	9					90821	
6	7:30	10.7	9					90923	
7	8:00	10.8	9					91029	
8	8:20	10.8	9					91142	
9	8:25	10.7	9					91242	
10	8:35	10.7	9					91359	
11	7:45	10.7	9					91460	
12	8:45	10.9	10					91591	
13	8:10	10.7	10					91691	
14	8:15	10.7	10					91791	
15	7:25	10.7	10					91902	
16	8:10	10.7	10					92018	
17	9:25	10.8	10					92139	
18	8:20	10.7	10					92228	
19	8:15	10.7	10					92370	
20	7:50	10.6	10					92501	
21	8:25	10.7	10					92633	
22	7:30	10.7	10					92781	
23	8:05	10.8	10					92964	
24	8:15	10.7	10					93117	
25	8:25	10.8	10					93257	
26	10:00	10.3	10					93450	
27	9:45	9.1	10					93628	
28	9:15	8.2	10					93806	
29	8:15	6.2	10					93975	
30	7:00	7.4	11					94144	
31	8:45	10.8	11					94312	
Meter Readings				15249	24074	93191			
Total consumption				1584	1293	1137			4014
comments									
Don Buchner									

- Total monthly usage = 4014 cm or 883,080 imp. Gal.
- Daily Average Use is 134 cm or 29,480 imp. Gal.
- All water tests have still been clean
- We have a number of new connections coming up and I am still awaiting an answer on my request to change the billing procedure. Thanks!

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May
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OPERATOR # 6464

Don Buchner

EXHIBIT A1-A7 [A2]
LQRV

Sheet1

MAY 2017 Daily Residual Chlorine Readings							
Date	reservoir	SL 51	SL 27	Washrooms	SL 201	SL 177	SL 281
1	.2				.2		
2	.2			.2			
3	.2	.2					
4	.2				.2		
5	.2			.2			
6	.2						.2
7	.2					.2	
8	.2	.2					
9	.2			.2			
10	.2				.2		
11	.2		.2				
12	.2					.2	
13	.2	.2					
14	.2			.2			
15	.2				.2		
16	.2		.2				
17	.2					.2	
18	.2			.2			
19	.2				.2		
20	.2						.2
21	.2	.2	.2				
22	.2		.2				
23	.2			.2			
24	.2				.2		
25	.2					.2	
26	.2			.2	.2		
27	.2			.2	.2		
28	.2			.2	.2		
29	.2	.2					
30	.2		.2				
31	.2			.2			

May
(2)

LQRV EXHIBIT A1-A7 [A3]

Sheet 1

May 2017	Chlorine	Tank Depth in	Inches
Date	Time		inches
1	8:40		48
2	8:25		44.5
3	8:15		41
4	8:35		37.5
5	8:20		34.5
6	7:30		31.5
7	8:00		28.5
8	8:20		25.5
9	8:25		22.5
10	8:45		19.5
NOTE 1	7:45	51	16.5
12	8:45		14.5
13	8:10		11.5
14	8:15		13.5
15	7:25		40
16	8:10		36.75
17	9:25		33.25
18	6:20		30.5
19	8:15		27
20	7:20		24
21	8:25		21
NOTE 2	7:30	51	18
23	8:05		17.5
24	8:15		44
25	6:25		41
26	10:00		37.00
27	9:45		33.50
28	9:15		30.50
29	8:15		27.5
30	7:00		24
31	6:45		20.5

NOTE 1 - FILLED TANK - 4.2 LITRES

" 2 - " " - 4.1 "

May
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EXHIBIT A1-A7 [A4]

Sheet 1

June 2017 Daily Reservoir Readings

Date	Time	Depth	Temp.	Well#1	Well#2	Well#9	Well#13	Res.Flow	total
Meter				5244	3407	3319			
					4				
1	745	10.9	11					94430	
2	820	10.7	11					94548	
3	630	10.7	11					94648	
4	815	10.6	11					94797	
5	810	10.4	11					94977	
6	850	10.4	11					95145	
7	830	10.4	11					95315	
8	810	10.7	11					95491	
9	800	10.6	11					95602	
10	830	10.8	11					95715	
11	755	10.7	11					95834	
12	645	10.8	11					95992	
13	835	10.9	11					96179	
14	810	10.6	11					96295	
15	10.15	10.7	11					96435	
16	900	10.8	11					96520	
17	830	10.7	11					96617	
18	815	10.7	11					96712	
19	800	10.8	11					96814	
20	830	10.9	11					96936	
21	825	10.4	11					97078	
22	835	10.9	11					97229	
23	410	10.9	11					97425	
24	815	10.0	11					97607	
25	830	9.4	12					97805	
26	730	7.9	12					97994	
27	900	8.9	12					98203	
28	725	7.5	12					98397	
29	600	10.9	13					98569	
30	1025	10.7	13					98746	
31									
Motor Readings				6709	35437	34933			
Total consumption				1465	7561	1742			4570
comments					1363				
Don Buchner									

- Total Usage in June was 4570 ^{cm} or 1,005,400 Gal.
- Daily Average Use was 157 cm or 34,540 Gal. daily.
 - With this high usage the pumps can barely keep up.
- Have 2 new connections coming up.
- All water tests have been good.

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(Arsenic tests included)

June
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Don Buchner
OPERATOR #6464

EXHIBIT A1-A7 [A5]

Sheet1

JUNE 2017		Chlorine	Tank Depth	Inches
Date		Time		inches
	1	745		17
NOTE 1	2	820	51	14
	3	830		47.5
	4	815		43
	5	810		36
	6	850		31.5
	7	830		27.25
	8	810		23
	9	800		18
NOTE 2	10	830	51	15
	11	755		46.5
	12	645		42
	13	835		37
	14	810		33.25
	15	1015		29.5
	16	900		26.25
	17	830		23
	18	815		20
NOTE 3	19	800	51	17
	20	830		47
	21	825		43.25
	22	635		39.5
	23	910		35.75
	24	815		32.25
	25	830		28.25
	26	730		25.5
	27	900		22
NOTE 4	28	725	51	18
	29	600		47
	30	625		42.5
	31			

NOTE-1 - FILLED TANK - 4.6 L.
 " 2 - " " - 4.6 L.
 " 3 - " " - 4.3 L.
 " 4 - " " - 4.2 L.

June
 (2)

EXHIBIT A1-A7 [A6]

Sheet1

JUNE 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				
4	.2						.2
5	.2					.2	
6	.2				.2		
7	.2			.2			
8	.2		.2				
9	.2						.2
10	.2					.2	
11	.2				.2		
12	.2			.2			
13	.2		.2				
14	.2	.2					
15	.2			.2			
16	.2				.2		
17	.2			.2			
18	.2					.2	
19	.2		.2				
20	.2						.2
21	.2	.2					
22	.2			.2			
23	.2				.2		
24	.2		.2			.2	
25	.2						
26	.2						.2
27	.2			.2			
28	.2	.2					
29	.2				.2		
30	.2		.2				
31							

June
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ELEMENTS BY ATOMIC SPECTROSCOPY (DRINKING WATER)

Maxxam ID			RJ6337	RJ6338	RJ6339	RJ6340		
Sampling Date			2017/06/27 08:00	2017/06/27 08:30	2017/06/27 09:00	2017/06/27 09:30		
QC Number			003884	003884	003884	003884		
	UNITS	MAC	WELL #9	WELL #2	WELL #1	WELL #13	RDL	QC Batch
Total Metals by ICPMS								
Total Arsenic (As)	ug/L	10	<0.10	<0.10	<0.10	24.8	0.10	8681530
No Fill	No Exceedance							
Grey	Exceeds 1 criteria policy/level							
Black	Exceeds both criteria/levels							
RDL = Reportable Detection Limit								

#9 #2 #1 #13
<0.010 <0.010 <0.010 0.0248 mg/L

" LQRV "

June
(2)