



AGENDA OF A REGULAR MEETING

STRATA COUNCIL VIS4673

Wednesday October 4th, 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 Minutes from September 17th, 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
 - d.) Bridge Replacement
 - e.) 2016-2017 Task List
 - f.) Civil Resolution Tribunal
5. By law Enforcement
7. Reports
 - a.) Design Review Committee
 - b.) Common Property
 - c.) Correspondence

8. Significant Events
 - a.) Village Community Events
 - b.) Corcan-Meadowood Residents Association Report
9. New Business
 - a.) Approval of the 19th Annual General Meeting package
10. Next Meeting Date
11. Adjournment



MINUTES OF A REGULAR MEETING

STRATA COUNCIL VIS4673

Sunday, September 17th, 2017 [Start Time 2:00 PM]

1621 Meadowood Way, Qualicum Beach, Little Qualicum River Village

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

Guests: Harry Oppenlander, Trish Curtin, Gary Fisherr, Ozzie Jimmo

1. Call to Order

Dana Mellway, President, called the meeting to order at 2:00 p.m.

2. Approval of Agenda

Moved: Brian

Second: Tim

Move to amend the agenda to include the following:

9. New Business

a). Notice to Executive of Strata #VIS 4673

Carried

Moved: Brian

Second: Elaine

Move to approve the amended agenda as outlined above.

Carried

3. Approval of Previous Minutes

Moved: Dana
Second: Tim

Move that Council approve and accept the minutes from August 14th, 2017 as presented.

Carried

4. Treasurer's Report

Treasurer's Financial Report to Sept 17th, 2017 as provided to Council.

Moved: Nadeen
Second: Korina

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

Carried

5. Old Business

a.) Review Water System and Timeline Update

Water System Report:

Attached are the August 1st, 2017 to August 31st, 2017 Reservoir Readings, Daily.
Residual Chlorine Readings & Chlorine Tank Depth.
Maintenance & Operations of water system.
[Exhibit A1-A4] provided by our Water System Operator.

b.) Expenditures for Approval.

No expenditures for approval at this time.

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

Moved: Elaine
Second: Dana

Move to remove from minutes.

Carried

e.) Bridge Replacement

Paving and clean up to be completed.

f.) 2016 – 2017 Task List

Fall clean up bin October 2nd

Yard waste/Clean up September 17th to October 30th in same location.
(Taylor walk storage units).

Refundable program continues to be closed until a volunteer/s step forward.

g.) Civil Resolution Tribunal

CRT ST – 2017-00290

CRT has reached their decision for this dispute.

CRT ST-2017-00361

Council has submitted all documents to the CRT at this time, and awaits further correspondence.

CRT ST- 2017 – 003214

Council has submitted all documents to the CRT at this time, and awaits further correspondence.

Links to the Civil Resolution Tribunal can be found at <https://civilresolutionbc.ca/>

6. Bylaw Enforcement

Reminder to obtain your ORV sticker from council by dropping off your request to the Strata Council mailbox in the Gate house door.

By law enforcement is unable to handle complaints or concerns without knowing the address, strata lot, or names of parties.

7. Reports

a.) Design Review Committee

b.)

Ongoing

c.) Common Property

Ongoing

d.) Correspondence

Council moved to approve letters to be sent to SL#80 and email to John Jordan.

8. Significant Events

a.) Village Community Events

Volunteer committee is in need of volunteers to continue the special events in the Village. If you are interested please contact the committee by dropping a note off in the gate house mailbox.

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.

Annual General Meeting will be October 1st at the Arrowsmith Golf Course.
Registration at 1:00 p.m. Meeting to start at 2:00 p.m.
Draw for raffle for dinner for two will be at 3:00 pm.

9. New Business

a). Notice to Executive of Strata #VIS 4673

Moved: Tim
Second: Nadeen

Move to investigate the sewer system on Lailah's loop and Jay Bell Trail.

Carried

10. Next Meeting Date

The next Regular Council Meeting is scheduled for Wednesday, October 4th, 2017 at 6:30 p.m. located at 1621 Meadowood Way, Qualicum Beach, B.C.

The Annual General Council Meeting will be held on Sunday, November 19th, 2017 with Registration starting as 12:00 noon and meeting to start at 1:00 p.m at Christian Fellowship Centre in Qualicum. Light lunch will be served at 12:00 p.m.

11. Adjournment

Moved: Tim
Second: Linda

There was no further business and the meeting adjourned at 4:15 p.m.

Carried

Dana Mellway, President

Date

Nadeen Brewer, Recording Secretary

Date

AUGUST 2017 Daily Reservoir Readings

| Date | Time | Depth | Temp. | Well#1 | Well#2 | Well#9 | Well#13 | Res.Flow | total |
|-------------------|-------|-------|-------|--------|--------|--------|---------|----------|-------|
| Meter | | | | 8281 | 37311 | 37346 | 3118 | 104472 | # 13 |
| 1 | 6:30 | 10.4 | 13 | | | | | 104659 | 4430 |
| 2 | 7:20 | 10.4 | 13 | | | | | 104854 | 4493 |
| 3 | 6:50 | 10.5 | 13 | | | | | 105058 | 4586 |
| 4 | 7:15 | 10.3 | 13 | | | | | 105246 | 4649 |
| 5 | 7:00 | 10.5 | 13 | | | | | 105451 | 4740 |
| 6 | 7:15 | 10.3 | 13 | | | | | 105649 | 4811 |
| 7 | 7:10 | 10.4 | 13 | | | | | 105844 | 4881 |
| 8 | 7:45 | 10.1 | 13 | | | | | 106042 | 4950 |
| 9 | 7:35 | 10.3 | 13 | | | | | 106232 | 5017 |
| 10 | 7:45 | 10.1 | 13 | | | | | 106423 | 5081 |
| 11 | 8:00 | 10.8 | 13 | | | | | 106626 | 5167 |
| 12 | 8:30 | 10.2 | 13 | | | | | 106804 | 5191 |
| 13 | 8:15 | 10.5 | 14 | | | | | 106983 | 5212 |
| 14 | 7:25 | 10.3 | 14 | | | | | 107152 | 5213 |
| 15 | 7:50 | 10.4 | 14 | | | | | 107343 | 5232 |
| 16 | 7:55 | 10.2 | 14 | | | | | 107537 | 5233 |
| 17 | 7:50 | 10.3 | 14 | | | | | 107726 | 5282 |
| 18 | 8:00 | 10.3 | 14 | | | | | 107909 | 5322 |
| 19 | 7:35 | 10.1 | 14 | | | | | 108113 | 5331 |
| 20 | 7:25 | 10.1 | 14 | | | | | 108318 | 5331 |
| 21 | 7:40 | 9.2 | 14 | | | | | 108527 | 5331 |
| 22 | 7:45 | 10.1 | 14 | | | | | 108734 | 5401 |
| 23 | 7:40 | 10.5 | 14 | | | | | 108939 | 5457 |
| 24 | 7:35 | 10.2 | 14 | | | | | 109112 | 5477 |
| 25 | 7:30 | 10.8 | 14 | | | | | 109317 | 5516 |
| 26 | 7:25 | 10.2 | 14 | | | | | 109515 | 5521 |
| 27 | 6:55 | 10.4 | 14 | | | | | 109717 | 5560 |
| 28 | 8:10 | 10.1 | 14 | | | | | 109934 | 5599 |
| 29 | 10.15 | 9.8 | 14 | | | | | 110158 | 5637 |
| 30 | 7:40 | 10.2 | 14 | | | | | 110352 | 5666 |
| 31 | 7:15 | 10.3 | 14 | | | | | 110535 | 5702 |
| Meter Readings | | | | 10325 | 39114 | 39688 | 4395 | | |
| Total consumption | | | | 2044 | 1803 | 2342 | 1277 | | 6779 |
| comments | | | | | | | | | 7466 |
| Don Buchner | | | | | | | | | |

TOTAL Consumption = 7466 cm or 1,642,520 Imp Gallons (Approx 249 cm Daily)

• We have had a very busy time this month trying to get a grasp on the arsenic level from well 13. We had some very high number show up and we had to do some extensive testing (as you will see in invoice) to ensure that the blending was adequate and that we were not putting the users at risk. If there are any questions at all, please call, I will be more than happy to answer any questions.

Don Buchner
OPERATOR # 6464

| Date | Chlorine Time | Tank Depth in inches |
|-----------|---------------|----------------------|
| NOTE-1 1 | 630 | 51 16 |
| 2 | 720 | 46.75 |
| 3 | 650 | 42.5 |
| 4 | 715 | 38.5 |
| 5 | 700 | 34.5 |
| 6 | 715 | 31 |
| 7 | 710 | 27 |
| 8 | 745 | 23.25 |
| 9 | 735 | 20 |
| NOTE 2 10 | 745 | 51 16 |
| 11 | 800 | 46.75 |
| 12 | 830 | 43 |
| 13 | 815 | 39.25 |
| 14 | 725 | 35.5 |
| 15 | 750 | 31.5 |
| 16 | 755 | 28 |
| 17 | 750 | 24 |
| 18 | 800 | 20 |
| 19 | 735 | 16.5 |
| NOTE 3 20 | 725 | 51 13 |
| 21 | 740 | 47.25 |
| 22 | 745 | 43 |
| 23 | 740 | 38.25 |
| 24 | 735 | 35.25 |
| 25 | 730 | 31.25 |
| 26 | 725 | 28 |
| 27 | 655 | 24 |
| 28 | 810 | 20 |
| 29 | 10.5 | 16.5 |
| NOTE 4 30 | 740 | 51 13.5 |
| 31 | 715 | 45.5 |

NOTE-1- FILLED TANK - 4.5 L.
 11 - 2 - " " - 4.75 L
 11 - 3 - " " - 5.1 L
 11 - 4 - " " = 5.1 L

| Aug Date | 2017 | Daily Arsenic test on Reservoir outflow | | | | | Hose |
|-------------|------|---|--------|---------|---------|-----------|------|
| | | Well #1 | Well#2 | Well#9 | Well#13 | Reservoir | |
| 1 | | | | | 7 | 2 | |
| 2 | | | | | 7 | <2 | |
| 3 | | | | | 7 | 2 | |
| 4 | | | | | 7 | <2 | |
| 5 | | | | | 7 | <2 | |
| 6 | | | | | 7 | <2 | |
| 7 | | | | | 7 | 1 | |
| 8 | | | | | 7 | <1 | 7 |
| 9 | | | | | 7 | 1 | |
| 10 | | | | | 7 | <2 | |
| 11 | | | | | 7 | <1 | |
| 12 | | | | | 7 | 1 | |
| 13 | | | | | 7 | 4 | |
| 14 | | | | 3 PM 30 | 7 | <1-<2 | 3 PM |
| 15 | | | | | 6 | <2 | 7 |
| 16 | | | | | 7 | <1 | |
| 17 | | | | | 7 | <2 | |
| 18 | | | | | 7 | 1 | |
| 19 | | | | | 7 | <1 | |
| 20 | | | | | 7 | <1 | |
| 21 | | | | | | <1 | |
| 22 | | | | | 7 | 2 | |
| 23 | | | | | | <2 | |
| 24 | | | | | 6 | <2 | |
| 25 | | | | | - | - | |
| 26 | | | | | | <2 | |
| 27 | | | | | | <2 | |
| 28 | | | | | | <2 | |
| 29 | | | | | | <2 | |
| 30 | | | | | | 1 | |
| 31 | | | | | | <2 | |

| AUGUST 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 | | | INCREASED-CHL TO .120 | | |
| 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 | | | |
| 25 | .2 | | .2 | | | | |
| 26 | .2 | | | | .2 | | |
| 27 | .2 | .2 | | | | | |
| 28 | .2 | | | .2 | | | |
| 29 | .2 | | .2 | | .2 | | |
| 30 | .2 | | | | | | |
| 31 | .2 | .2 | | | | | |