



MINUTES OF A REGULAR MEETING

STRATA COUNCIL VIS4673

Monday, January 23rd, 2017 [Start Time 6:30PM]

1621 Meadowood Way, Qualicum Beach, Little Qualicum River Village

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

Guests: Harry Oppenlander, Gerald Williams

1. Call to Order

Dana Mellway, President, called the meeting to order at 6:35pm

2. Approval of Agenda

Moved: Tim

Second: Brian

Move to approve agenda as presented.

Carried

3. Approval of Previous Minutes from January 8th, 2017

Moved: Dana

Second: Tim

Move that Council approve and accept the minutes from January 8th, 2017.

Carried

4. Treasurer's Report

Moved: Elaine
Second: Tim

Move to approve the purchase of Great West Life A rated bond in the amount \$45,000 face value maturing on November 16th, 2039 @ 5.998%.

Carried

Moved: Tim
Second: Dana

Move to approve Sun Corp to provide the Asset Appraisal Report required for insurance purposes in the amount of \$1890.00 for 3 years of reports.

Carried

Moved: Dana
Second: Linda

Move to approve fines be issued to Strata lots owing for the 1st Installment due on January 15th, 2017 for Strata fees and Garbage fees.

Carried

5. Old Business

a.) Review Water System Timeline

Working toward the final operating permit to be in place by end of March 2017.

Water System Report

Attached are the December 1st, 2016 to December 31st, 2016 Reservoir Readings, Daily Residual Chlorine Readings and Chlorine Tank Depth.

[Exhibit A1 – A3] provided by our Water System Operator.

b.) Expenditures for Approval

Moved: Dana
Second: Brian

Move to approve up to \$5000.00 for initial legal expenses to John Jordan of MacIsacc & Company for consultation and advice regarding the Notice to Civil Claim by Noel Stephen & Judith Munkholm.

Carried

Moved: Tim
Second: Nadeen

Move to approve to refund Brian Gallagher in the amount \$108.79 for the purchase of Anti-Virus Protection for the Gate House computer.

Carried

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

Council is in ongoing communication with John Jordan of MacLasse & Company along with Megan Smith of Barns Craig and Associates under contract to HUB Insurance for advice regarding the Notice of Civil Claim – Noel Stephen & Judith Munkholm.

d.) Status of Bylaw Registration

Council has submitted Form I Amendment to By Laws to Michael Walker of Mont & Walker and we are just waiting for the final registration to go through. [Exhibit B1]

e.) Depreciation Report Update

Council voted 5 to 4 to have Clear Docs complete our Depreciation Report.

The vote went as follows:

Dana – Clear Docs

Don- Clear Docs

Nadeen – Sun Corp

Brian – Clear Docs

Korina – Sun Corp

Linda – Sun Corp

John – Sun Corp

Tim – Clear Docs

Elaine – Clear Docs

The report will be completed by May 5th, 2017.

f.) Bridge Replacement

Weather delays have forced Council to apply for extensions of necessary permits.

g.) 2016-2017 Task List

Council continued to discuss the items on the new task list.

Moved: Tim

Second: Elaine

Move to allow Brian Gallagher to build a Book Exchange box to be placed near mailboxes.

Carried

6. By law Enforcement

Council approved to have Off Road Vehicle & ATV Registration begin.

Owners may write a letter requesting their vehicle registration decals to the Gate House mailbox or to Strata VIS 4673 1773 Country Road Qualicum Beach, B.C. V9K 2S3

Moved: Elaine

Second: Nadeen

Move to have Brain Gallagher replace Dana Mellway, President as Privacy Officer for Personal Information Privacy Policy – PIPP.

Carried

7. Reports

a.) Design Review Committee

Construction of one new home approved on Lot # 224.

b.) Common Property

Due to recent heavy rain and snow fall the road side drainage on Abbey Road became full causing water to cover the road, which has been temporarily repaired.

c.) Communications

Letter sent to School District #69.

d.) Common Carrier Committee

Ongoing, nothing to report at this time.

8. Significant Events

a.) Village Community Events

Attached is the list of Scheduled events [Exhibit C1].

b.) Corcan-Meadowood Residents Association Report

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

9. New Business

Volunteers will be monitoring the Garbage and Recycling area in the next few weeks.

10. Next Meeting Date

The next Regular Council Meeting is scheduled for Monday February 20th, 2017 at 6:30 p.m located at 1621 Meadowood Way, Qualicum Beach, BC

* Note: 1621 is the House and 1625 is the Office.

11. Adjournment

Moved: Tim
Second: Brian

There was no further business and the meeting adjourned at 9:27 p.m.

Carried

Dana Mellway, President

Date

Nadeen Brewer, Recording Secretary

Date

DECEMBER-2016-Reservoir Readings

date	time	depth	temp	Well #1	Well #2	Well #9	Well #13	weather	res flow	total
				96601	30168	29770				
1	850	10.7	9							97290
2	855	10.7	9							77362
3	900	10.7	9							77436
4	755	10.8	9							77491
5	745	10.7	9							77567
6	800	10.8	9							77639
7	805	10.8	9							77727
8	820	10.8	9							77778
9	775	10.8	9							77847
10	810	10.8	9							77925
11	800	10.9	8							79002
12	815	10.9	8							18076
13	775	10.8	8							78145
14	825	10.8	8							78217
15	845	10.8	8							78290
16	820	10.7	8							78365
17	900	10.8	8							78439
18	815	10.8	8							78511
19	775	10.8	8							78604
20	800	10.8	8							78676
21	830	10.7	8							78747
22	840	10.8	8							78824
23	840	10.8	8							78934
24	730	10.8	8							79013
25	830	10.8	8							79095
26	835	10.8	8							79176
27	820	10.9	8							79249
28	850	10.8	8							79326
29	800	10.8	8							79391
30	840	10.8	8							79468
31	625	10.9	8							79548
meter readings				97982	30521	30103				
total consumption				1381	353	333				2067
comments										
Don Buchner										

- Usage this month was 2067 cm. = 67 cm daily (14,740 Gal)
- This is still a very conservative daily usage.
- Hydrant Servicing was completed early Dec.
- Meter reads were also done in December.
- All else is good & running smoothly.

Don Buchner
operator # 6464

Jan 5/16

DEC.	2016	Daily Residual Chlorine Readings					
Date	reservoir	SL 51	SL 27	Washrooms	SL 201	SL 177	SI 281
1	.2	.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	.2		.2
13	.2	.2					
14	.2					.2	
15	.2			.2			
16	.2		.2				
17	.2				.2		
18	.2	.2					.2
19	.2						
20	.2			.2			
21	.2		.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			
30	.2	.2					
31	.2						.2

DECEMBER	2016	Chlorine	Tank Depth in	Inches
Date		Time		Inches
1		8:50		40.25
2		8:55		39.25
3		9:00		38
4		7:55		34
5		7:45		28.15
6		8:00		27
7		8:05		25.25
8		8:10		22.15
9		8:20		20.5
10		8:00		18
NOTE-1	11	8:00	5.1	15.75
12		8:15		47.25
13		7:35		26
14		8:25		43
15		8:05		44.5
16		8:40		42.5
17		9:00		41
18		8:15		39.75
19		7:35		38
20		8:00		38
21		8:30		36.7
22		8:10		36
23		6:40		35
24		7:30		33
25		8:30		30
26		8:35		29.75
27		8:20		28
28		8:50		26
29		8:00		24.25
30		8:40		22.15
31		6:25		18.15

NOTE-1 - FILLED TANK - 4.5 L. CHL.

Strata Property Act

FORM I

AMENDMENT TO BYLAWS

(Section 128)

The Owners, Strata Plan VIS4673 certify that the following or attached amendments to the bylaws of the strata corporation were approved by a resolution passed in accordance with section 128 of the *Strata Property Act* at an annual or special general meeting held on November 5, 2016:

The Strata Bylaws "Division 1 - Duties of Owners, Tenants and Visitors", Bylaw 3, Use of Private Yard Areas, Storage Units and Common Property, Section (6), be repealed and replaced by:

"Section (6) The only manufactured home permitted shall be modular homes that meet or exceed the Canadian Standards Association code A277 for Modular Homes."

The Strata Bylaws "Division 5 - Annual and Special General Meetings", Bylaw 30, Person to Chair Meeting, Section 4, be repealed and replaced by:

"Section (4) If within one half hour from the time appointed for an Annual or Special General Meeting a quorum is not present, the meeting stands adjourned for one half hour on the same date at the same place but, if at that time a quorum described in subsection 48 (2) of the Strata Property Act is not present, the eligible voters present in person or by proxy constitutes a quorum."

The Strata Bylaws "Division 9 - Miscellaneous" "Bylaw 43, Community Water System, Section (7) Excess Water Fees, be added as follows:

"Section (7) Excess Water Fees: Base amount of 200 cubic meters of water annually will be provided to each lot using the water system at no charge. Meters will be read annually at the end of June and lots using more than the base amount will be charged \$.75 per cubic meter for all usage over 200 cubic meters. The excess water fees will be deposited to the Water System reserve fund."



Signature of Council Member



Signature of Second Council Member

LQRV SCHEDULE OF EVENTS

FEBRUARY

[EXHIBIT C1.]

TUESDAYS:

C1

- 07 VILLAGE COMMUNITY VOLUNTEERS MEETING 1575 PADY PLAC
9:30 a.m. EVERYONE WELCOME!
- 21 OUTING: NANAIMO LUNCH AND A MOVIE (TO BE ANNOUNCED)

MARCH

- 07 VILLAGE COMMUNITY VOLUNTEERS MEETING 1575 PADY PLACE
9:30 a.m. EVERYONE WELCOME - COFFEE'S ON!
- 21 OUTING: EASTER SHOPPING IN COURTENAY AND LUNCH AT
UNION STREET GRILL - LEAVE GATE AT 9:30 AM.
- 28 EASTER EGG STUFFING - CHOCOLATES - 1789 COUNTRY ROAD
10:00 a.m. POT LUCK LUNCH TO FOLLOW

APRIL

- 04 VILLAGE COMMUNITY VOLUNTEERS MEETING 1575 PADY PLAC
9:30 a.m. EVERYONE WELCOME TO ATTEND!
- 11 SPRING CLEAN-UP MOUNTAIN VIEW PARK 10:00 - 12:00
BB Q HOT DOGS AT NOON / BRING YOUR FAVORITE TOOLS
- 16 EASTER EGG HUNT 11:30 a.m. MOUNTAIN VIEW PARK
ALL CHILDREN WELCOME
- 18 OUTING: SHOPPING AND LUNCH GABRIOLA ISLAND
LEAVE GATE TO CARPOOL AT 9:00 a.m. FOR 10:40 FERRY
EVERYONE WELCOME TO JOIN

INFO: ALLYSON 738-0774



AGENDA OF A REGULAR MEETING

STRATA COUNCIL VIS4673

Monday, January 23rd, 2017 [Start Time 6:30PM]

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1. Call to Order
2. Approval of Agenda
3. Approval of Previous Minutes from January 8th, 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.) Status of Bylaw Registration
 - e.) Depreciation Report Update
 - f.) Bridge Replacement
 - g.) 2016-2017 Task List
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) Garbage area monitoring
10. Next Meeting Date
11. Adjournment