



AGENDA OF A REGULAR MEETING

STRATA COUNCIL VIS4673

Monday, July 24th, 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 June 26th, 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.) Depreciation Report Update
 - e.) Bridge Replacement
 - f.) 2016-2017 Task List
 - g.) Civil Resolution Tribunal
5. By law Enforcement
7. Reports
 - a.) Design Review Committee
 - b.) Common Property
 - c.) Correspondence
 - d.) Common Carrier Committee
8. Significant Events
 - a.) Village Community Events
 - b.) Corcan-Meadowood Residents Association Report
9. New Business
10. Next Meeting Date
11. Adjournment



MINUTES OF A REGULAR MEETING

STRATA COUNCIL VIS4673

Monday, July 24th, 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, Korina Richard, Linda Guild, Don Laughton

Absent:

Guests: Harry Oppenlander, Trish Curtin, Marilyn Kopernick

1. Call to Order

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

2. Approval of Agenda

Moved: Linda

Second: Elaine

Move to amend the agenda to include the following:

9. New Business

a). Civil Resolution Tribunal Dispute Notice regarding enforcement of By law 45.

Abstained: Elaine and Tim

Carried

Moved: Dana

Second: Brian

Move to approve the amended agenda as outlined above.

Carried

3. Approval of Previous Minutes

Moved: Linda
Second: Brian

Move that Council approve and accept the minutes from June 26th, 2017 as presented.

Carried

4. Treasurer's Report

Treasurer's Financial Report to July 24th, 2017 as provided to Council.

Moved: Nadeen
Second: Korina

July 1st water bills have been issued for 12 months. Due date will be August 1st, 2017.
Fines will be issued as of

Strata lots whom have collections:
8 strata lots remaining to pay
2 strata lots have made payment arrangements
4 with liens.

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

Carried

5. Old Business

a.) Review Water System and Timeline Update

Well #13 has been approved for use.

Water System Report:

Attached are the July 1st, 2017 to July 31st, 2017 Reservoir Readings, Daily.
Residual Chlorine Readings & Chlorine Tank Depth.
Maintenance & Operations of water system.
[Exhibit A1-A3] provided by our Water System Operator.

b.) Expenditures for Approval.

Moved: Brian

Second: Don

Move approve to pay \$331.75 to Harry Oppenlander for maintenance of Little Qualicum River Village gates.

Carried

Moved: Nadeen

Second: Korina

Move to approve to pay \$41.98 to Elaine Peligren for Canadian Domain Name Services Inc. for a 2 year extension for Little Qualicum River Village website.

Carried

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

Council is in communication with Steve Wallace of Dolden Wallace Folick LLP, Lawyer appointed to act on the behalf of Hub Insurance and Strata VIS 4673

d.) Depreciation Report Update

Moved: Elaine

Second: Linda

Move to accept Clear Docs Depreciation Report as presented and will review and make recommendations once council reviews the report in detail. [Exhibits B1 – B51]

e.) Bridge Replacement

Guard rails, installing and insulated pipe run, and cleaning up the approaches is still to be completed.

Carried

f.) 2016 – 2017 Task List

Council reviewed the task list.

g.) Civil Resolution Tribunal

CRT # 1

Tribunal has received Strata Councils submissions, and is currently being reviewed

CRT#2

Council has begun to compile all pertaining documents to submit to the CRT at this time.

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.

7. Reports

a.) Design Review Committee

Ongoing

b.) Common Property

Due to the extreme hot weather ditch and culvert trimming will be done once we have some precipitation as to do this now would be a fire hazard.

*Operating of lawn mowers and weed trimmers in private yards is also a fire hazard at this time.

c.) Correspondence

Moved: Dana

Second: Brian

Move that Council approve the letter sent to the School Board to request pick up and drop off area for the students be moved to mailbox area.

Carried

8. Significant Events

a.) Village Community Events

Council has received a letter from Village Community Volunteers regarding the Collection of Refundable. [Exhibit C1]

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.

Attached is the Poster for the dinner for 2 at 12 restaurants. [Exhibit D1]

9. New Business

Moved: Nadeen

Second: Don

Move to authorize Linda Guild as the represent council in the CRT dispute regarding enforcement of bylaw 45.

Abstained: Elaine and Tim

Carried

10. Next Meeting Date

The next Regular Council Meeting will be a short meeting with Annual General Meeting to follow and is scheduled for Monday, August 14th, 2017 at 6:30 p.m. located at 1621 Meadowood Way, Qualicum Beach, B.C.

11. Adjournment

Moved:

Second:

There was no further business and the meeting adjourned at 7:45 p.m.

Carried

Dana Mellway, President

Date

Nadeen Brewer, Recording Secretary

Date

July 2017 Daily Reservoir Readings

Date	Time	Depth	Temp.	Well#1	Well#2	Well#9	Well#13	Res.Flow	total
Meter				6709	35437	34933		95746	# 13
1	750	8.4	13					95954	
2	620	10.9	13					99114	
3	625	10.7	13					99288	
4	630	10.7	13					99455	
5	745	8.8	13					99661	
6	800	10.3	13					99946	
7	745	10.6	12					100033	
8	740	10.2	12					100201	
9	745	10.3	12					100343	
10	750	10.3	12					100454	
11	805	10.5	12					100635	
12	735	10.2	12					100776	
13	725	10.3	12					100920	
14	740	9.5	12					101110	
15	730	9.8	12					101318	3775
16	830	10.3	12					101509	3813
17	740	10.1	12					101721	3863
18	625	10.3	12					101919	3907
19	625	9.7	12					102129	3956
20	615	10.2	12					102336	3999
21	650	10.5	12					102540	4037
22	755	10.5	12					102733	4042
23	700	10.8	12					102913	4042
24	640	10.5	13					103090	4042
25	720	10.4	13					103297	4071
26	705	10.4	13					103503	4130
27	735	10.1	13					103717	4165
28	740	10.3	13					103906	4212
29	715	10.4	13					104109	4259
30	720	10.3	13					104283	4308
31	653	10.5	13					104472	4377
Meter Readings				8251	37311	37346	3118		
Total consumption				1572	1874	2413			5859
comments									
Don Buchner									

- Total usage = 5859 cm or 1,288,980 Gal.
- APPROX 195 cm daily or 42,966 Gal.
 - We are up about 40cm per day from last month.
- We should really try to conserve a little more as the pumps are barely keeping up with the demand.
- All water tests have been good.

July 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				.2	
20	.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				
30	.2					.2	
31	.2			.2			

JULY 2017		Daily Arsenic test on Reservoir outflow UG/L				
Date	Time	Well #1	Well#2	Well#9	Well#13	Reservoir
1						
2						
3						
4						
5						
6						
7						
8						
9						
10						
11						
12						
13						
14						
15						
16	9:30AM					.0002
17	8:00				7 PPB	2 PPB
18	6:25				5	2
19	6:25				6	<2
20	6:15				7	<2
21	6:50				7	2
22	7:55				6	<2
23	7:00				7	1
24	6:40				7	<1
25	7:20				7	<2
26	8:00				7	1
27	7:35				7	<2
28	7:40				7	1
29	7:40				7	2
30	7:20				7	<2
31	6:55				7	1