

CASCADE HEIGHTS STRATA COUNCIL BCS1682

Minutes of the meeting held March 8, 2007
At 5732 Emily Way.

Call to order 7.40 P.M.

Present: Ed Harker President, Debra McWilliam Treasurer, Roger Bush Secretary, and Sheila MacDonald. No regrets for non-attendance.

Debra advised that she has received notification from B.C. Hydro that the Council is now responsible for the maintenance, repair, and electricity costs of the street lights in phase one of the Development. The first bill will be March 20/07.

Concern was expressed over the deterioration of Cartier Rd. and Louise Way in phase two of the Development over the fall and winter. It has come to our attention that this may have been caused by improper preparation of the roadbed prior to paving. The Strata Council is not prepared to accept responsibility for the maintenance of these roads on completion of the development, unless proper repairs are carried out. It was noted that pictures are available of the damage that was clearly visible following last falls storms. It was determined that a letter will be sent to Terrapin Enterprises outlining our concern, with copies to the Town of Sechelt. Some members of the Council should also visit the appropriate Department of the Town.

A letter has been received from Westland Insurance concerning the renewal of the insurance coverage. It is due for renewal in mid April. Shelia advised that we should get other quotes for the required coverage. She will ask Coastal Ins. To get in touch with

Debra about this. It is important to get the right coverage, but not pay for unnecessary coverage.

Shelia and Debra reviewed the accounting procedures for the Strata Fees. Shelia strongly advised that we obtain post dated cheques, either monthly, quarterly semi-annually, or for the full year.

There are a number of renters in the development and it was noted That Landlords must provide the Council with a properly completed Form "K", Tenants Undertaking. This legal document is available from Debra, preferably by E mail,debra4@uniserve.com, or phone, 604-885-4049 between 7 and 10 P.M. on weekdays.

The Council is presently operating under the set of standard by-laws contained in the Strata Property Act. These are quite lengthy and many of the provisions do not apply to Bare Land Stratas, and can be condensed for our use. We can also add our own By-Laws. A properly convened meeting of the residents must approve all changes, and new by-laws. Some changes the Council may wish to recommend to the residents for consideration are, changes to the number of pets permitted, a restriction to the number of renters allowed in the Development, the storage of boats and RV's on property in the Development, a requirement for the approval of Home Business's (to avoid excess traffic, and nuisance to neighbours).

The Council requests that residents submit any ideas in writing for changes or additions to the By-Laws to 5732 Emily Way Sechelt B.C. V0N 3A7. Bearing in mind that the by- laws should be as simple and non restrictive as possible.

Meet adjourned at 9.17 P.M.