

## **CASCADE HEIGHTS STRATA COUNCIL BCS1682**

Minutes of the Town Hall Information Meeting held May 31,2007  
At Holy Family Hall 5700 Nickerson Rd. Sechelt.

Call to order at 7.00 pm

#? Owners and observers from both Phase 1 and 2 were present. President Ed Harker welcomed everyone and thanked them for coming. He noted that it would be an informal meeting; no binding votes would be taken. The first General Meeting including both phases will be held within the six week period after 51% of Phase 2 is occupied, and we are so advised by the Developer. Sheila MacDonald and Roger Bush were introduced.

Sheila gave a brief explanation of the principal differences between bare land stratas and other forms of strata development. Owners of bare land strata lots own everything inside their lot lines. Common property is everything else, including roads, streetlights, and parks and boulevards, if any. Sheila emphasized the importance of the payment of Strata Fees, and recommended the use of post- dated cheques. Strata fees take precedence even over mortgage payments. Clear title cannot be passed until all fees are current, and the Council verifies this.

Ed asked for any additions to the agenda. He suggested that any question be asked as we go along, and that they be asked through him. He will ensure that everyone is recognized.

Although it is not the concern of the Council, Ed noted that some owners in the development had received Assessment Notices for 2007 based on bare land values only. It was pointed out that all houses built before October 2007 should be assessed on both land and house.

The maintenance of common property was discussed. The narrow strip between the fences at the rear of the houses on Emily and Louise are the property of the Owners on Louise , and are their responsibility to maintain. Owners are not required to stain their fences, however the Developer will stain fences that face common property, e.g. around the Park.

Ed asked if a Block Party to be held sometime this summer was a good idea, and it was decided to hold a barbeque in the Park on August 11<sup>th</sup>. Because of

traffic problems it was decided not to hold a combined garage sale, at least for the moment.

We are currently operating under a standard set of by-laws; we can make changes and add new ones only after phase 2 joins the Council. It is the intention of the Council to introduce some modifications and new ones at the first meeting. Any owner can introduce a proposed by-law or modification, but all have to be voted on and passed to become effective. Currently being considered are:

- 1) Banning on street parking. (There is a rule on this at the moment)
- 2) Amending the pet by-law to read “one cat and one dog, or two cats or two dogs”
- 3) Capping the number rentals allowed in the development. The feeling of the meeting was that this should be as low as possible, probably between one and five. There was considerable discussion on this issue. It was pointed out that this could have an effect on the resale of a property, either good or bad. It would also not allow owners to rent their houses temporarily, while on vacation for example.
- 4) Banning the parking of RV’s motor homes and boats.
- 5) Not permitting home based businesses or commercial enterprises without the consent of the Council

All of these items generated lively discussion.

It was pointed out that we should all be able to get along without a lot of rules and by-laws and that any by-laws should be simple, and as few as possible. By-laws have to be enforced, and the only people available to do that are Council members.

Other items discussed were, the brightness of the streetlights. Some residents are bothered by them shining in the widows. This has been looked at, but replacement will be prohibitively expensive. Other solutions will be explored. The speed limit sign is missing from the corner of Cartier and Emily, as is the street sign from the same location.

The Council will circulate the proposed by-laws, numbered one to five listed above, with the notice of meeting two weeks prior to the date of the meeting. Any owner wishing to propose a by-law should submit it in writing to the Council so that it can be included. A two-thirds majority of votes cast including proxies is required to approve a by-law.

Meeting adjourned at 9.34 pm.