

CASCADE HEIGHTS STRATA COUNCIL BCS1682

Minutes of the meeting held July 26 2007
At 5695 Emily Way.

Call to order 7.05 P.M.

Present: Ed Harker, President, Debra McWilliam Treasurer, and Roger Bush Secretary.

The first item of discussion was the Block Party planned for August 11, 2007. It was agreed at the Town Hall Meeting that the Block Party would be held on this date, from 4.00 to 8 P.M., at the Community Park on Louise Way. The various duties in connection with this event were agreed upon.

The bylaw amendments to be proposed at the next AGM were discussed. It was agreed that the proposed parking bylaw would be as follows:

“There will be no parking on the roads within Cascade Heights Strata BCS 1682”

It was agreed that the bylaw regarding pets will revert to the wording in the Schedule of Standard Bylaws, as follows:

“An owner, tenant, or occupant must not keep any pets on a strata lot other than one or more of the following:

- a) a reasonable number of fish or other small aquarium animals;
- b) a reasonable number of small caged mammals;
- c) up to two caged birds;
- d) one dog or one cat.

It was agreed that the bylaw regarding rental units should be as follows:

“The maximum number of rental properties in Cascade Heights Strata BCS 1682 shall not exceed five (5).

It was agreed that the bylaw regarding R.V's etc will be as follows:

“There will be no storage of recreational vehicles, trailers, boats or boat trailers, in the front yard of any strata lot in Cascade Heights Strata BCS 1682”

It was agreed that the bylaw regarding home-based businesses would be as follows:

“All home based businesses or commercial enterprises must have prior permission of Strata Council of BCS1682”

These proposed bylaws will be circulated to all owners with the notice of the Annual General Meeting, and voted on at that meeting. Passage of the proposed bylaw requires 75% of the votes cast. This meeting will be held as soon as responsibility for the properties in phase two of the development is transferred from the Developer to the Strata Council, probably sometime this fall.

Elections for the Strata Council will also be held at this meeting. A minimum of three, and a maximum of seven will be elected from both phases of the Development.

It should be noted that Strata Fees must be paid in full to the date of the meeting in order for the Owner to vote. If the fees are not paid on an annual basis, it is strongly recommended that they be paid by post-dated cheque. The Council has joined the Condominium Home Owners Association, CHOA. And we are all eligible to avail ourselves of the services provided by this organization.

Their web site is www.choa.bc.ca and the password for the member area is "pine". Email is office@choa.bc.ca, and the phone 604 584 2462.

There is a lot of valuable information available, and if anyone has any questions about Condominium or Strata ownership, this is the place to start.

The current members of the Strata Council are:

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