

CASCADE HEIGHTS BCS1682 STRATA COUNCIL

Minutes of the Strata Council Meeting held November 28th 2007
At 5732 Emily Way.

Call to order 7:30 p.m.

Present: Shannon Johnson, President; Debra MacWilliam, Treasurer; Roger Bush, Secretary; Kevin Meronuk.
Regrets received from Reid Page.

Items to be discussed:

- 1)- New parking regulation.
- 2)- Common Property maintenance.
- 3)- Form “K” from owners that rent their property.
- 4)- Snow removal.
- 5)- New Mail Boxes
- 6)- Letters of complaint

1) New Parking Regulation.

Following the defeat of the proposed Parking By-Law at the AGM on October 3rd 2007, the new Strata Council was asked to draft a new rule to govern parking within the Strata.

The roads within the Strata are not as wide as public roads outside the Strata. This creates the possibility of on street parking obstructing the passage of Emergency (fire & Ambulance) and Service (Garbage, Recycling, and snow removal) vehicles. Also, vehicles parked on the street can obstruct access to the driveways of our neighbours.

Following discussion it was agreed that the Parking regulation would be as follows:

“ There will be no on street Parking on the roads within the Strata between the hours of 11:00 p.m. and 7:00 a.m. daily. At all other times parking on the roads within the Strata shall be done, if necessary, with care and consideration for our neighbours, making sure that they have access to their own driveways. Further, someone should be available to move the vehicle in question, if necessary.”

As with all our By-laws and rules, enforcement relies on our good relations with our neighbors. If anyone thinks an infraction has occurred, they should first discuss it with the person concerned, in a friendly and non-threatening manner. Most problems can be solved in this way. If the perceived problem persists, a letter outlining the situation should be sent to any member of the Strata Council, and they will take appropriate action.

As a last resort, the Council does have the authority under the Strata Property Act to impose fines on persistent violators of the rules and by-laws. If fines remain unpaid when a property is sold, it will not likely be possible to obtain clear title to the property.

2) Common Property Maintenance.

Quotes are being obtained for maintenance; mostly grass cutting and weeding, of the common property.

3) Form "K".

Owners who are renting their property will again be asked to submit a form "K". They can be sent by e-mail to debra4@uniserv.com.

Complications can result when a property is sold and there is no form on file. This is a requirement of the Strata Property Act.

4) Snow removal.

Various possibilities were discussed for dealing with this problem, and it will continue to be a priority item.

5) New Mail Boxes.

The Post Office will be replacing our mailboxes with the "new" style group box. When this is done, they will be moved to the Park on Louise Way. The change will probably be effective January 1st 2008.

6)- Letters of complaint

Letters have been received from S.L.22 and S.L.23, regarding the storage of an RV on the front of S.L. 15. This contravenes the By-Law, passed at the AGM on October 3rd 2007. A letter will be sent by the Strata Council asking that the RV be moved to a storage facility.

The meeting adjourned at 8:40 p.m.

Roger Bush, Secretary.(5703 Cartier Rd. Tel. 604 740 0185)