

## CASCADE HEIGHTS BCS1682 STRATA COUNCIL

Minutes of the Strata Council Meeting held January 17,2008

At 5687 Louise Way.

The meeting was called to order at 7.30.p.m.

Present: Shannon Johnson, President, Debra MacWilliam, Treasurer, Roger Bush, Secretary, Kevin Meronuk, and Reid Page

Moved by Shannon, seconded by Debra that the minutes of the meeting of November 28 2007 be adopted as printed. Carried.

Matters arising from the minutes:

1) Complaint handling by the Council:

Following discussion it was agreed that written complaints would be reviewed by the Council, and any action taken noted in the minutes without identifying either party. The complaineo would have the right to review the complaint.

2) Common Property maintenance:

The contract for the maintenance of the park on Louise Way has been given to Homestead Services. At the moment it is the understanding of the Council that maintenance of the raised boulevard on the north side of Tyler is the responsibility of the Town, not the Strata.

3) Snow Removal:

Kevin reported that a small snowplow, suitable for attachment to a small truck or other smaller vehicle would cost about \$1,500.00. Contracts for snow removal typically run about \$50.00 or \$75.00 per hour with a minimum of about 4 hours. Other possible contractors are being investigated. However, ice and slippery conditions are more of a problem and occur more often, particularly on the hill at the junction of Cartier Rd. and Emily Way. Kevin will investigate the possibility of a sand box located at the side of the hill opposite 5707 Cartier Rd on common property, or at the bottom of the hill at Tyler.

4) Location of the Community Mail Boxes:

Following the distribution of the minutes of the Council meeting of November 28,2007, three owners of property in the vicinity of the park expressed their concern about this location. Their concerns were:

- 1) The lack of notice and consultation with Owners.
- 2) The probability of increased traffic flow on Louise way, to the detriment of the Owners on that street.

- 3) The potential for a litter problem in the park from unwanted flyers etc.
- 4) The restriction of the view of the park, from their property.

The Council sincerely regrets the lack of notice and consultation, however the decision was made by last years Council, at an informal meeting at the park last summer, with representatives of the Post Office. At that time the Council believed that it was always the developers intention to have the boxes in the park, and that the present location, and style of box, were temporary, during the construction. The relocation was also discussed at the last A.G.M. although it was not on the formal agenda and did not appear in the minutes.

The Council has consulted again with local Post Mistress, the Delivery Planning Division of the P.O. in Vancouver, and the local contractor responsible for the installation of mailboxes. The Council requested alternative locations outside the Strata. The suggested location on the corner of Tower Rd. and Tyler is not available. Tyler is designated as a connector road and mailboxes are not permitted by the municipality on these roads. The existing boxes by the Church have been grandfathered.

The Post Office has not pursued other locations outside the Strata, believing that the matter was settled, based on our meeting last year. The process of selecting a site, obtaining the necessary approvals, and doing the engineering work, is time consuming, and the Post Office is not willing to wait much longer. Mail for the residents of the Strata was scheduled to be re-directed to the new boxes on January 1<sup>st</sup> 2008. The Post Office agreed to an extension to the end of the month, while alternatives were investigated.

The Council is not willing to jeopardize mail delivery to the Residents of the Strata over this issue, - mail could be re-directed to the main Post Office in Sechelt where we would have to pick up our mail and pay for a box there. So the boxes will have to stay on our property. The Post Office is willing to move them, within the Strata.

There is however a limited amount of Common Property that is suitable, and the park is the logical place.

The boxes were temporarily moved against the fence at the rear of Lot 62, on the park side. There are privacy issues with this position, but these will exist no matter where in the park they are placed, and we can alleviate these issues with additional screens on the fence, and perhaps some landscaping. If littering becomes a problem we will

provide a trashcan. Which leaves the traffic concern. There will be increased traffic, but we do not think it will be as much as is feared. We can all do our best to encourage all residents to walk to collect their mail. The Council believes that the present location of the new boxes, in the park is in the best interests of all the residents.

New business:

5) Street signs:

It was pointed out at the A.G.M. on October 23<sup>rd</sup>, 2007 that the speed limit signs are not the correct type. New regulation 30 k speed limit signs will be purchased. Also new signs will be purchased and installed to correctly identify the respective directions of Cartier Rd and Emily Way, where they meet at the north end of the Strata to eliminate that source of confusion for visitors.

**While on the subject of signs, it was noted that some residents are not obeying either the speed limit, or stop signs. This includes children on bikes as well as adults. We should all pay more attention to this.**

6) Street lights:

Reid will investigate the meter locations for the streetlights, so that we can make sure that we are properly billed for electricity use. Some residents have problems with glare in their houses from the lights. This will be discussed at a later meeting.

7) Advice to Owners of Council Meetings:

Council Meetings are held on an as needed basis at the call of the Chair. This makes it difficult to notify Owners who may wish to attend these meetings as observers, or to ask questions. They cannot participate in the meeting or vote however.

In order to rectify the situation, at each meeting the date of the following meeting will be set.

The next meeting will be held on Thursday April 10<sup>th</sup> 2008 at 5703 Cartier Rd. If you wish to attend, please let us know two weeks ahead, so that an alternative meeting place can be arranged, if more wish to come than can be accommodated at that location.

Finally, we are attaching a copy of a guide for Strata Lot owners, published by the Province, for anyone who is new to Strata ownership, and is interested in knowing more.

It is worth noting that the Council members are all volunteer owner/residents of the Strata, who conscientiously try to make decisions in the best interests of all the residents of the Strata. Any

Strata Fee paying owner is eligible to be elected to the Council at the Annual General Meeting. Anyone who is concerned about the administration of the affairs of the Strata Corporation should seriously consider running for Council at the next Annual General Meeting.

Thanks to Kevin Meronuk, the Council has a new-mail address:

[council@cascadeheights.ca](mailto:council@cascadeheights.ca)

Comments, questions, etc., sent to this address will reach all Council Members. Telephone calls can be made to Shannon Johnson, President, 604 885 0380, or Roger Bush, Secretary, 604 740 0185.

The meeting adjourned at 9.15 p.m.

Roger Bush Secretary.