

CASCADE HEIGHTS BCS1682 STRATA COUNCIL

Minutes of the Strata Council meeting held April 10,2008

At 5703 Cartier Rd.

The meeting was called to order at 7.40 pm.

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

Moved by Kevin, seconded by Shannon that the minutes of the meeting held January 17 2008 be accepted as printed and circulated. Carried.

Matters arising from the minutes:

1) Common Property Maintenance

The grass in the Park has received its initial cutting, and has been limed. Weeding (by hand) will start as soon as weather permits. Probably next week (Apr 14). The staining of the fence in the park was discussed, and after some discussion it was proposed that in the interest of consistency, the side of the fence facing the park be treated with a clear sealer. The Strata Corporation will pay for this, on behalf of the Residents. **Anyone with questions or concerns about this should communicate with the Council by e-mail to council@cascadeheights.ca, or by letter to any Council member.**

2) Snow Removal

There is nothing to report on this. A suitable location for the proposed sand box has yet to be determined.

3) Location of the Community Mail Boxes.

A letter has been received from an owner, again expressing concern about the infringement of privacy due to the current placement of the boxes. The Council understands this concern, and sympathizes with the owner, particularly as no notice of their placement was given. As a compromise, it is suggested that the boxes be moved a few feet into the park, to the other side of the gravel path, and be turned to face the other way, so that people getting their mail will be facing into the park. **Please review the background to this issue, which was outlined in the minutes of the January 17th meeting, and if you have any questions or concerns about this proposal, please let us know by e-mail or letter**

4) Street signs

The new signs have not yet been received.

5) Street Lights

A number of (verbal) complaints have been received regarding the glare from them. It has been suggested that a simple solution to the problem would be to paint part of the offending panel(s) with heat resistant black paint. This is not an option, because it raises liability issues if it is seen, rightly or wrongly, to reduce the light reaching the road. The Council does not want to expose the Owners to this possible risk. We will research other possible solutions, including retrofitting shades to re-direct the light with lighting experts.

New Business:

6) Insurance

The renewal has been received and was reviewed. It is satisfactory, and the policy will be renewed with the same company.

7) Be a good neighbour

We have been asked by several people to remind everyone that dogs not on their own property should be leashed and under control at all times, and **please clean up after them.**

There have been some instances of minor vandalism, so please keep an eye open for strangers especially if you know that your neighbours are away.

Finally, if you are selling your property, please ask your Broker to request the necessary forms, minutes, etc from the Council by e-mail.

We are trying to set up a post box for the council, in the meantime **please continue to mail your Strata Fees to 5732 Emily Way** Kevin is working to set up our own web site, where copies of minutes, by-laws, etc will be available

The next scheduled meeting will be June 19,2008 at 5707 Cartier
The meeting adjourned at 9.00pm.

Remember, please communicate with the Council by e-mail if possible, council@cascadeheights.ca

Roger Bush, Secretary.