

CASCADE HEIGHTS BCS1682 STRATA COUNCIL

Minutes of the Strata Council Meeting held June 19, 2008

At 5705 Cartier Road.

The meeting was called to order at 7:30 pm

Present: Debra MacWilliam, Kevin Meronuk, and Roger Bush

Regrets received from Shannon Johnson and Reid Page.

Moved by Kevin, seconded by Debra, that the minutes of the meeting of April 10, including the amendment dated May 8th be accepted as printed and circulated. Carried.

Matters arising from the minutes:

Common Property Maintenance.

Some (verbal) comments have been received regarding the weeds in the Louise Way Park. This will be reviewed with the contractor. It was last done in early April, when 10 hours was spent, at \$25.00 per hour. In view of the cost it was suggested that anyone who is concerned might like to take a few minutes and pull a few weeds, at their convenience, to help alleviate the problem.

Concern has also been expressed over the state of the boulevard on the north side of Tyler. The plantings, trees and bark mulch were provided by the Developer, but it is not Strata property, and the responsibility for maintenance lies with the Town of Sechelt, who are responsible for all boulevards. We understand that they normally rely on the property owners to look after the strip next to their own property, and only act if complaints are received. The Strata could assume responsibility for the regular maintenance on behalf of all the Owners, but it would be expensive, and there is no budget for it. If a majority of the Owners would like part of their Fees spent on this, it would require a motion at the next Annual Meeting to that effect. Meanwhile we have to rely on individual owners who are so inclined, to pull a few weeds.

Street Lights

It was agreed to reduce the wattage of one of the lights from 250 to 150 watts, to see if this reduces the bothersome glare.

Strata Forms

Real Estate activity has picked up again, so it is appropriate to review the best way to obtain the papers necessary to complete the transaction. Requests for forms, past meeting minutes and financial statements should be sent to council@cascadeheights.ca.

Please include the name and contact information for the new owners, the closing date, and if they will be owner/occupiers, (if the new owners are going to rent the property, a form K, completed by the owner(s) and the renter(s) is needed by the Strata Corporation) Please allow a week to receive the requested forms and information. The agent normally looks after these requirements. A nominal fee will be charged.

Block Party/BBQ

Last years Block Party / B.B.Q. was a success, and if anyone would like to organize one this year, please let the Council know. Reasonable costs to be paid from Strata funds.

The next Strata Council meeting is scheduled for August 14.

Please submit all proposed Agenda items for the AGM to the Council by e-mail, or Canada Post to 5732 Emily Way Sechelt, V0N 3A7, by August 8,2008.