

Cascade Heights Strata BCS 1682

Minutes of the Strata Council Meeting held January 22, 2009 at 7:30 PM.

In Attendance: Reid Page, President

Kevin Meronuk, Vice-President

Debra MacWilliam, Treasurer

Ed Harker, Secretary

Regrets: Shannon Johnson

e-mail: council@cascadeheights.ca

Strata Lot 32. A letter will be sent to the owner asking that the renter not park on Emily Way with his garbage truck during lunch time. The truck is blocking the roadway creating a fire and safety hazard.

Kudos and thanks to Kevin, Reid and Hervé for clearing the packed snow on the corner of Cartier and Tyler roads, and clearing and salting a path to the mailboxes. Thanks also to Kevin for contracting Deluxe Landscaping for snow removal. Mike, the foreman for Deluxe Landscaping, will put us on his list for snow removal in the future. Commercial clients will come first, then us. It was an exceptional winter, with a rather large snow fall for the whole Coast. Thank you to the drivers who used the Tower Road entrance before the Tyler Road entrance could be cleared.

There was much discussion about the Contingency Fund and whether there is enough money in it to cover any common property maintenance such as road improvement or replacement in the future. Do we need to adjust the Strata fee and if so by how much. This would be a good topic for any future general meeting.

Page two

Waiting for any further discussions or updates from the Tyler Road landscaping committee. A representative will be invited to the next Executive meeting.

Debra noticed that the Directors and Officers Liability rider had not been included in the Strata insurance policy and she will direct our carrier to add it.

Volunteer accident insurance was reviewed and on advice from our carrier and the fact that we are bare land strata and not a housing unit stratum, it was decided not to purchase the rider. The insurance is expensive and not cost effective for us. Volunteer requests involving common property of the Strata will be vetted by the Executive for safety and appropriateness.

The next Executive Strata meeting will be 7:30 pm on Wednesday, March 11, 2009 at 5695 Emily Way.