

Cascade Heights Strata BCS 1682

Meeting Agenda

July 8, 2009

7:30

E mail: council@cascadeheights.ca

Mail: Cascade Heights Strata BCS 1682

PO Box 21082

5740 Teredo Street

Sechelt, British Columbia

V0N 3A0

Strata Executive Meeting

- I. Call to order: Meeting commenced at 0740 hrs
- II. In Attendance: Reid Page, Kevin Meronuk, Debra MacWilliam, Shannon Johnson, Ed Harker
- III. Approval of minutes from last meeting: Kevin Meronuk, Reid Page
- IV. Old Business:
 - a) Appraisal of common property for insurance purposes. Insurance on the Hydro boxes increased to replacement value of \$100,000. Insurance rider will be adjusted
 - b) Tyler Road Boulevard landscaping will be done with an agreement by the District of Sechelt. Thank you to the Tyler Road Committee for your work on this project. The District removed the majority of existing plantings, cut down the weeds, and seeded the Boulevard with a Coast Wildflower mix. Unfortunately, after the seeding took place, the Boulevard was not watered and there was no rain to germinate the seed. After the most recent rain, some of the flowers have sprouted. A new plan for the Boulevard will be considered. The 30 km speed sign for Cartier, Tower and Emily Road is being handled by Reid.
 - c) Fence panel replacement for Strata Lot 21 completed.
 - d) The Council is looking into the cost for strata signs at our entrance ways to inform the public they are entering a private strata complex. Ongoing, Reid looking into it.
 - e) The landscaping contract will be reviewed to see if it needs updating or revision. Shannon has received quotes from Homestead, Deluxe and B. M. Landscaping. In the meantime the garden in the park will be restored. The sprinkler heads in the park have been repaired.

- f) A post office box has been rented for our Strata. The new address is Cascade Heights Strata BCS 1682, PO Box 21082, 5740 Teredo Street, Sechelt, B.C., V0N 3A0

V. New business

- a) It was suggested that our Strata map all the water shut offs as the lower Cascade Strata has. Shannon to investigate.
- b) The Strata Council thru Kevin (thank you, thank you) has a web site listing our minutes, bylaws, and form letters for download by the owners. The web address is <http://www.cascadeheights.ca>. There is a charge of \$0.25 per page for owners requesting a printed copy of the minutes, bylaws, budgets or other documentation.
- c) For the owner's information, the Form F is given out to lawyers and notaries only. They will not be given to Real Estate Agents as per Strata regulations. The regular fees for requests made 7 or more days in advance of their required deadline are: Form F \$15.00 and Form B \$35.00. Form requests made within 6 days of the required deadline will incur a "rush delivery" fee of \$75.00 and at the Council's availability to produce the rush request.
Form requests and any Strata concerns, comments or suggestions to the Council are to be received by letter or email only. Email is council@cascadeheights.ca and mailing address is Cascade Heights Strata BCS 1682, PO Box 21082, 5740 Teredo Street, Sechelt, B.C., V0N 3A0
- d) The Annual General Meeting for Cascade Heights Strata BCS 1682 is October 7, 2009. Any requests for by law additions or changes are to be received by Council by August 19, 2009 by email or regular mail.

VI. Next Meeting: August 5, 2009 at 7:30 pm at the residence of Reid Page.

VII. Meeting adjourned at 902 hours.