

CASCADE HEIGHTS STRATA BCS 1682
Meeting minutes, September 15, 2010

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5740 Teredo Street

Sechelt BC, V0N 3A7

1. Call to order: Meeting commenced at 7:30 PM
2. In attendance: Shannon Johnson, Kevin Meronuk, Pete Jorgensen, Doug Gallop
Regrets: Linda Dawson
3. Approval of minutes of May 11, 2010 meeting: Johnson/Jorgensen
4. Old business:
 - (a) Park costs to date are 94% of budget, with all work mostly completed.
 - (b) The reminder letter to owners of Louise Way properties concerning unkempt spaces behind their rear fences has achieved excellent results, as only two owners have not completed the task. These owners are requested to have the work done as soon as convenient. Many thanks to those who have already completed the task.
 - (c) Any owners/tenants able to receive minutes by e-mail are asked to forward your email address to Shannon Johnson at: council@cascadeheights.ca
 - (d) Council received a complaint letter dated May 10, 2010 from an anonymous sender, signed only - "Concerned Owners of Cascade Heights". Council does not and can not respond to anonymous letters. However, Council did research the complaint and decided that no action was necessary. Should the authors wish to identify themselves, Council would be pleased to give them the rationale of their decision.
5. Financial Report:

Expenses for 8 months are well within budgeted values, but revenue is significantly below budget due to owners not paying their strata fees. Currently we have 12 owners (out of 62) who are in arrears, some for the whole year. Your council cannot operate without income. Please review your payments, and if you are not certain if you are up to date, email council@cascadeheights.ca or phone Shannon Johnson (604 740 0817).

Owners are reminded of a bylaw set out by the Strata Property Act, which states that "Owners must pay strata fees on or before the first day of each month". The penalty for not doing so is outlined in Division 4, Section 23 of the Act which states that a fine of \$50 can be assessed for EACH contravention of a bylaw. Please do not obligate the Council to issue and enforce fines.

Should payments not be received in accordance with the above bylaw, a listing of all delinquent owners/tenants will be published in the next council meeting minutes.

(2)

The financial statement was approved – Jorgensen/Meronuk

6. New Business:
 - a. There was discussion relative to the parking rule, and it was decided to let the current rule stand until the next AGM. Council members are monitoring violators of that rule. Owners/tenants should be aware that fines can be assessed for continued violation of a rule.
 - b. Owners are requested to return the mail box keys they are given when they receive a parcel, to open the parcel boxes of the mail box. Many keys have not been returned to the mail slot in the mail boxes. If the mail person does not get some keys back soon, parcels will not be left in the boxes requiring residents to pick them up at the post office, or the Strata may be charged with having the locks changed. Please search your junk drawer for a strange key, and put it in the appropriate mail slot – ASAP. Thank you from all owners/tenants.
 - c. Owners who have fencing that borders on a roadway are asked again to attend to the weeds that continue to grow between the fence and the concrete curb and pollute our property, as well as looking scruffy. There are owners/tenants who have removed the offensive weeds, and placed a heavy ground cover over the area, and placed stones over the cover. We ask all owners with this condition to examine this as a possible remedy if you have not already done so.
 - d. Our gardener will be asked to quote on spraying weed killer on offensive weeds that are growing between the asphalt road and the concrete curbs, which could cause the asphalt and/or the curbs to fail.
7. Next meeting: November 17, 2010 at 7:30 PM at 5704 Emily Way. If any owners plan to attend the meeting as a guest, please notify Council by November 14th.
8. Meeting was terminated at 8:50 PM.