

Cascade Heights Strata BCS 1682
January 16, 2013 Strata Council meeting minutes

Mail: Cascade Heights Strata Council BCS1682
Suite C - 5536 Wharf Road
PO Box 1640
Sechelt BC V0N 3A7

1. Call to order: Meeting commenced at 3:15PM
2. In attendance: Roger Bush, Linda Dawson, Doug Gallop, Pete Jorgensen
Regrets: Margaret Williams
3. Motion to approve the minutes of the November 24, 2012 meeting - approved unanimously
4. Financial Report: 12 month financial statement was reviewed. Outstanding items over budget were the cost of repairing our light standards, road salting, pest control and office supplies. These were offset by under budget items of gardening and miscellaneous, which allowed the year to end with a surplus of \$1,363, which will be transferred into 2013 revenue by a resolution at the Annual General Meeting (AGM). The Contingency Reserve Fund continues to grow, and now is in excess of \$25,500, and the operating account still remains at approximately \$9,000. The financial statement will be part of the AGM package.

Motion to approve the 2012 financial statement – approved unanimously.

5. New Business:
 - (a) Snow removal and salting. Our management company has arranged for our roads to have the snow removed and salted under strict criteria, as the cost of completing these tasks can be quite high. Snow will be removed when there is a fall of 5cm (2”), and the roads will be salted when there has been precipitation or light snow that could melt and freeze. This will be the first year that we have had these procedures, and for the safety of owners, they are welcomed.
 - (b) The 2013 budget was discussed at length, and one that will include the cost of having a “Depreciation Report” completed in 2013 will be presented at the AGM for owner’s approval. The budget does not require an adjustment to the strata fees, which will remain at \$20 per month. Owners are requested to send in their 2013 strata fees to Malaspina Management at the above address as soon as possible to avoid any late fees. Cheques should be made payable to “Strata Plan BCS 1682”. It is important to remember that these fees must be paid prior to the AGM, should an owner wish to participate in any voting at that meeting. You can pay by post dated cheques, or the total annual amount of \$240.

- (c) Council received a letter from an owner which in part stated a request “that the Council bring a rental bylaw before the next Annual General Meeting for discussion, and hopefully approval”. Council discussed a proposed bylaw at length and agreed to present it at the February 27, 2013 AGM. Owners will be able to peruse the proposed bylaw when they receive the package for the AGM, and it will be fully discussed and voted upon at that meeting.
 - (d) New Council members. Certain members of Council have withdrawn their names for active participation in the 2013 Council. Owners are requested to please give some thought to joining the Strata Council in its deliberations. There are usually only four meetings annually, and with the back-up of the management company, the workload is minimal, but the ability to know the inside of what is happening in our strata plan is exciting.
6. Next meeting – AGM on February 27, 2013. Registration at 6:30PM. Meeting at 7:00PM sharp. Location: West Sechelt Elementary School, 5609 Mason Road, Sechelt.
 7. Termination at 4:45PM.