

Cascade Heights Strata BCS 1682

May 16, 2013 meeting minutes

Meeting held at 5722 Emily Way

Mail: Cascade Heights Strata BCS 1682

Suite C – 5538 Wharf Avenue

PO Box 1640

Sechelt, BC V0N 3A0

1. Call to order : 4:05 PM

2. In attendance: Doug Gallop, Agnes Muri, Roger Bush

Regrets: Linda Dawson, Reid Page

It was agreed that Doug would act as President, Roger as V.P and Sec. For personal reasons Reid will be unable to serve on Council this year. Alison Miller has agreed to be on Council, and will be Treasurer, and Linda and Agnes are members at large.

Motion to approve the minutes of the Feb. 27, 2013 AGM – approved unanimously.

3. Business arising:

- a) The proposed Rental Restriction bylaw was defeated at the AGM. A similar bylaw has been defeated several times in the past. It would appear that unless the fears of those owners wishing to preserve their right to rent their properties should their circumstances change can be dealt with in some way, similar motions in the future would also fail. Never-the-less, Council will review the matter again before the next AGM to see if a compromise can be reached.
- b) The proposed Maintenance bylaw was also defeated. There was, however, considerable support for such a bylaw, if the broad powers it gave to Council could be moderated. It will be re-drafted to address the concerns expressed at the meeting, and either submitted again at the next AGM, or proposed as a rule by Council to see if would work. Rules can be imposed by Council, but only until the next AGM when it must be ratified or changed to a bylaw. Fines for rule violations are much less than for bylaw violations.
- c) There is some frustration resulting from the failure of some owners to have form K's signed by their tenants. This form acknowledges that the tenant has received a copy of the bylaws and rules, and understands and will obey them. Council will draft a bylaw to deal with this situation for presentation at the next AGM. It could also be tried as a rule first. Council will work with Harry and Malaspina on both these items.
- d) It was the feeling of the meeting that the painting/staining of the fences bordering on the Park, should be left to the individual owners, and the council should not become involved. The owners therefore are responsible for the maintenance of both sides of these fences in as uniform a manner as possible.

4. Financial Report: The financial report for the first quarter was reviewed and approved unanimously.
5. New Business:
 - a) Harry advises that the Depreciation Report will proceed as soon as the Engineers are available, within the approved budget.
 - b) Melissa Minch-SL-50 (5708 Louise Way) has graciously agreed to organise this summer's picnic. She is thinking about mid to late August for the date and would appreciate any ideas and help from any resident (tenant or owner). Anyone willing to help her please email her at mminch@telus.net.
 - c) A request has been received to modify the signage at the entrance to the Strata, so that the "Welcome" takes precedence over the "no parking". Doug Gallop will make the change.
 - d) Park maintenance: There have been no complaints, and Ernie is doing a good job. He advises that the sprinkler heads have been cemented on, to avoid the theft and vandalism problems.
6. The next meeting will be on July 9th at 4:00 PM at 5722 Emily Way.
7. The meeting terminated at 5:00 PM.