

CASCADE HEIGHTS STRATA BCS 1682
Meeting Minutes May 23, 2011

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Mail: Cascade Heights Strata BCS 1682
P.O. Box 21082, 5740 Teredo St.
Sechelt, British Columbia V0N 3A0

1. Call to order: Meeting commenced at 9:57 a.m.
2. In Attendance: Shannon Johnson, Kevin Meronuk, Doug Gallop, Linda Dawson and guest, Emma Dore (SL#59)
Regrets: Pete Jorgensen
3. Meeting with SL #59 re: complaint.
 - a) Ms. Dore spoke to council regarding a noise complaint. Council explained that a District of Sechelt Bylaw officer has been up to listen to the noise and advised that it was not “unreasonable” based on guidelines set by the District and therefore would not be considered an infraction of the Strata’s bylaws. The recipient of the complaint as indicated to Council that they have attempted to mitigate the source of the noise to the best of their abilities. Council will discuss the issue further with Malaspina Property Management and ask that they mediate between the parties involved.
 - b) A form will be added to the Strata website (<http://www.cascadeheights.ca/>) to allow owners and tenants to easily send complaints to the Council and the Property Management Company.
4. Motion to approve the Minutes of March 23, 2011 meeting. Approved unanimously.
5. Business arising:
 - a. Malaspina to distribute last Meeting Minutes.
 - b. Park water timer installed and working.
 - c. Malaspina looked into the Volunteer Accident Insurance and deemed that it was not necessary.
 - d. Picnic in the Park August 13, 2011. Does anyone have any suggestions as well as time to spare to make this happen? If you would like to help organize this event, please contact Council at council@cascadeheights.ca. Additional information about the neighbourhood picnic will be available on the website as further plans are made – <http://www.cascadeheights.ca/>
 - e. After discussion with BA Blacktop and receiving an estimate on the cost to repair it, it was suggested the crack in the road on Emily Way be monitored over the next winter to see how it progresses, rather than repair it at this time.
6. Financial Report: Approved with amendment to budget numbers.
7. New Business:
 - a. Acknowledge of complaint of brambles along rock wall along Tyler Road. Council is looking into this matter.
 - b. Park upgrade. Dead plants to be replaced. Council is checking into the warranty provided by the previous gardening company that purchased and installed the plants.
 - c. Council is asking each Strata Lot owner and/or their tenants to remove weeds and grass that grow in the cracks of the cement curb and the area where the curb and asphalt meet along the length of their property. The concern is that as the weeds/grass grow, they will start to break away the asphalt and/or curb, requiring costly maintenance to the roadway. A little preventative maintenance now can save the Strata and owners considerable money for roadwork later on.
8. Next Meeting – September 8th, 2011 at 5687 Louise Way at 10:00 a.m.
9. Meeting adjourned at 11:30 a.m.