

CASCADE HEIGHTS STRATA BCS 1682
Meeting minutes, December 1, 2011

Mail: Cascade Heights Strata BCS 1682
Suite C – 5536 Wharf Road
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Sechelt BC V0N 3A0

1. Call to order: Meeting commenced at 10:00 AM
2. In attendance: Kevin Meronuk, Linda Dawson, Pete Jorgensen, Doug Gallop.
Regrets: Shannon Johnson
3. Having taken his house off the market, thus removing any Strata conflict of interest, Doug Gallop offered his services again as a Council member. Kevin Meronuk welcomed him and suggested that Doug resume his role as Council President, which was accepted by all. Kevin will again assume the role of Vice-President.
4. Motion to approve the minutes of the September 8, 2011 Council meeting. Approved unanimously.
5. Business arising:
 - (a) Rain sensor in the park has been winterized, and the irrigation system blown down. System will be maintained next spring to regulate watering in park.
 - (b) Kevin Meronuk ordered 12 yards of bark mulch, (for \$25) one half of which he personally has spread on the park gardens, with the remainder to be delivered and spread in the next two weeks. Council extended the thanks of all owners to Kevin for his efforts on our behalf, and offered assistance for the next load.
 - (c) Regrettably the picnic was cancelled due to weather. It is hoped that one can be scheduled for the summer of 2012.
6. New business:
 - (a) Management Company arranged for a pest control company to attend to a minor vermin infestation that is occurring along the wooden fences and yards abutting, above the rock wall facing Tyler Ave. Results to be monitored. Owners are reminded to remove any items that may entice vermin into their yards, especially a source of fresh water during the winter months.
 - (b) Ernie Huss (Lawn & Order Garden Care) has been requested to submit a quotation for maintenance of the park for 2012. Council was unanimous in their praise for the work done by Ernie this past summer, and would like to continue with his company.
 - (c) Water is emanating from the south-east corner of the park, running down the curb towards the northern drain. Management Company will be asked to further investigate.
7. Financial report:
 - (a) Council was advised that we have several owners who are in arrears in remitting their strata fees. Owners are asked to review their remittances, and if unsure as to whether you are up to date, to contact the Management Company at 604 741 0720.
 - (b) October 31, 2011 financial statement approved unanimously, with the proviso that the Management Company change the budget numbers on the monthly statement(s) to those that reflect the budget that was approved at the last Annual General Meeting.
8. Next meeting: January 19, 2012 at 5722 Emily Way, at 10:00 AM.
There will be a further meeting on February 9, 2012, at which the package for the 2012 Annual General Meeting to be held on February 29, 2012, will be finalized.
9. Meeting adjourned at 11:15 AM.

