

Cascade Heights Strata BCS 1682

Council Meeting - May 22, 2014

1. **Call to order:** Meeting commenced at 3:07pm

2. **In attendance:**

Alison Miller
Roger Bush
Agnes Muri
Anita Kirkland
Michael How
Linda Dawson

Regrets: Tyler Federau

3. **Motion to approve previous minutes of meeting March 8th, 2014.**

Moved by Roger Bush

Seconded by Michael How

4. **Letter of complaint from Strata Lot 11**

- Strata lot 13 was addressed and the problem was resolved.

- Strata lot 23 was addressed and the problem will be resolved soon.

- District of Sechelt has been on the property and has been seen spraying the roadway with blue paint. The council discussed this and determined that the utility companies have the right to be on the common strata property, and it would not be in the strata's best interest to require permission before entering the property.

- There is an issue with overgrown horsehair weeds within the common park area; Lawn & Order Yard Care has been asked to address this issue.

- It was brought to the council's attention that the latest bylaw was not added to the website. The new bylaw will be added soon.

5. **Letter of complaint from Strata Lot 7**

- The council discussed all concerns, and come to an agreement that with documentation and photos the council could move forward with this matter.

6. **Rentals**

- Total of 19 rentals within the strata.

7. **Vehicle speed within the Strata.**

- Speed Bumps, were discussed and was determined not suitable for this strata at this time.

Instead to address the speed a suggestion was made to lower the speed limit from 30km/h to 20km/h.

Approved unanimously

8. Insurance Appraisal

- The council would like to obtain more information on the items the strata will be insuring. The council has no interest in insuring items that don't belong to the strata.
- Questionable items on the appraisal include: fences, mains and pipes

Other Concerns:

- It was brought to our attention that SCRD is currently sweeping the other streets, the strata should look into getting the common roadway swept as well: The council will be looking into this.

Procedure for Complaints/Concerns

- Any complaints/concerns can be addressed to Linda Dawson, Cascade Heights Strata President (lindakdawson47@gmail.com)

- Owners must provide documentation/photos with complaints so the proper strata bylaws can be enforced.

The next meeting will take place: **FRIDAY SEPTEMBER 5TH, 2014 @ 7PM (5703 Cartier Rd)**

9. **Meeting Adjourned:** 4:22pm