

Cascade Heights- Strata BCS 1682

Strata Council Meeting Minutes- Aug 2nd, 2016

Present: Melissa Minch
Debra Howard
John Bozak
Chris Wilson

1. Meeting was called to order at 18:54 hrs.

2. Agenda- amended agenda approved unanimously.

3. Council Meeting - Minutes from June 15th were approved unanimously.

4. Previous Business Arising from the Minutes

a) Lighting upgrade - RJS Electrical completed installation. Council will monitor light function and hydro consumption.

b) Boulevard- maintenance issues ongoing, blackberry bushes becoming overgrown.

c) Paving Patch Emily Way- council determined the patch attempt was unsuccessful and was done at no cost to our owners. Council has requested a quote from BA Blacktop for a permanent repair. The hole has been temporarily repacked but reminds owners/ tenants to exercise extreme caution around the area as it continues to pose a risk to pedestrians, cyclists, kids, pets, mobility aids etc.

d) SL#35- the owner has informed council that cigarette smoke continues to be an irritant. No action or investigation was requested. There are no restrictions on cigarette smoking.

e) SL #27- council has reviewed and reversed a prior decision to issue a warning letter and fine to the owner.

f) Chalk drawings- council was pleased to see people participating in decorating their driveways and look forward to seeing more beautiful art.

g) Council will be reviewing the contract and costs associated with maintenance of the park area on Louise Way prior to preparing the next budget.

5. Correspondence

a) SL#11- informed council of his concerns with the attempted road patch on Emily Way and provided some background on the issue.

b) SL#19- wrote council to request his lot be removed from the Cascade Heights Strata (BCS 1682). Council has decided not to support this request and has

notified him that he may continue to pursue the issue at his own cost.

- c) SL #61- informed council that a neighbour had confronted her gardener and told him he was not permitted to park his vehicle on the road. **Gentle reminder- there is a no parking rule for the roadways within the Cascade Heights Strata. However, the intended purpose of the rule is to ensure safe access for emergency vehicles and to minimize inconveniences and disruptions for all the residents. If a vehicle is being attended, is in the process of loading and unloading, or utilizing equipment for servicing **and** is blocking your driveway; an owner or tenant may ask (respectfully) for the vehicle to be moved *if necessary*. Please contact the property manager in the event of an immediate safety concern or the strata council if repeated violations are occurring.
- d) SL#27- requested a review of the warning letter and fine assessment.

6. Review of financial statements

- a) Un-audited statements to June 30th, 2016 were reviewed.
- b) Council thanks owners for the payment of the second and final installment of Strata Fees that were due July 1st, 2016.

7. New Business:

- a) Decisions made by email since June 15th, 2016 were ratified.
- b) Council has been informed that there are staffing changes occurring at Holywell. Council has asked Holywell to notify the council and owners of these changes in a timely manner.

8. Next Meeting: TBA

- 9. Adjournment:** Meeting was adjourned at 20:00 hrs.