

“Cascade Heights” – Strata Corporation BCS 1682
Minutes of the Strata Council Meeting
October 24th, 2017 – 6:00 PM – 5708 Louise Way, Sechelt, BC.

Present: John Bozak, Ellen Heale, Kevin Meronuk, Melissa Minch

1. **Call to Order:** The meeting was called to order at 5:57 PM.
2. **Approval of the Agenda:** Kevin Meronuk **MOTIONED** to approve the agenda as amended; **SECONDED** by John Bozak; **CARRIED** with all in favor.
3. **Approval of the Minutes of the Council Meeting held April 23rd, 2017:** Kevin Meronuk **MOTIONED** to approve the minutes of the council meeting held April 23rd, 2017; **SECONDED** by Melissa Minch; **CARRIED** with all in favor.
4. **Previous Business Arising from the Minutes:**
 - **Road Repair Emily Way:** Upon inspection, the area has not expanded. The conditions for application of a cold patch were not suitable, and will be delayed until temperatures permit.
5. **Review of Financial Statements:** Council reviewed the current financial statements for the strata.
 - **A/R Review** - Strata fees are outstanding for a number of owners. Council will request that management send a reminder out to those strata lots that are in arrears, requesting that payment be made by November 30th, 2017. If payment is not received council will discuss further action.
6. **Landscaping:** Landscaping issues were discussed. Winter-damaged vegetation has failed to thrive and will be addressed. Options are being investigated for future maintenance and landscaping of the park.
7. **New Business:**
 - 7.1. **Landscaping/Parking** - Correspondence will be sent to an owner requesting that the strata’s bylaws be met in relation to the maintenance of their strata lots and parking.
 - 7.2. **Landscaping Maintenance** - Reminders will be sent to several properties regarding maintenance of their landscaping, including property boundaries.
 - 7.3. **Communication:** Owners are reminded to follow the communication procedures for correspondence outlined on the strata’s website. www.cascadeheights.ca
 - 7.4. **Replacement of Hot Water Tanks:** Owners may wish to get together to initiate a group purchase of hot water tanks.

- 7.5. **Correspondence** – An owner raised concern over the growth of a tree in a neighbour’s yard. The height of the tree is now blocking the properties view. Management is working on a resolution between the two properties.
 - 7.6. **2018 AGM** – A preparation meeting will be held with Holywell in January 2018. The AGM will be scheduled for mid-late February.
 - 7.7. **2018 Strata Council** – Owners are encouraged to consider joining and participating on the 2018 Strata Council. If you have any questions, please contact management.
 - 7.8. **Winter Conditions** – Council will ask management for assistance in finding a snow removal contractor. Owners are reminded that Council has secured salt and will look after maintaining the roads themselves this year.
 - 7.9. **CHOA** - Membership in CHOA has been cancelled as directed by Council.
8. **Next Meeting:** To be announced.
 9. **Adjournment:** The meeting was adjourned at 6:56 PM.