

“Cascade Heights” – Strata Corporation BCS 1682
Minutes of the Strata Council Meeting
June 18th, 2019 – 5:30 PM – Holywell Properties

Council Members Present: Ellen Heale, Kevin Meronuk, Ed Harker

Regrets : Reid Page, Emma Dore, Jason Day

Holywell Properties: Kerry Jenkins

Minutes: Kerry Jenkins

1. **Call to Order:** The meeting was called to order at 5:32PM.
2. **Approval of the Agenda:** The agenda was approved as amended, with all in favour.
3. **Approval of the Minutes of the Council Meeting held April 10th, 2019.** The minutes of the council meeting held April 10th, 2019 were approved with all in favour.
4. **Previous Business Arising from the Minutes:**
 - a. **Management Contract** – Management will send a draft to council once complete.
 - b. **Landscaping Concerns** – A fence that required maintenance has been repaired by the owner.

- **Residents are reminded to please maintain their landscaping to the level required under the strata’s bylaws.**

3. Use of Property

3.4 An owner shall maintain his strata lot in a good and clean condition. Without limiting the generality of the foregoing, an owner will:

- (a) keep the strata lot, including curb areas and adjoining easements free from weeds, overgrowth, and debris; and
- (b) will not permit or cause gravel or aggregates from spilling onto the common property roadway.

5. **Review of Financial Statements:** Council reviewed the current financial statements for the period ending May 31st, 2019. The operating account held \$4,412.00. There was an additional \$32,801.00 in the Contingency Reserve Fund and the strata was operating with a net income of \$1,084.15.

- **A/R Review** – All strata fees have been brought up to date.

6. Correspondence:

- a. **Use of Roadway/Safety Concerns** – Several owners raised concerns over the use of the strata’s roadways as areas for play. The owners felt that it was an unsafe use of the roads. Council discussed the concern and felt that it was the parent’s responsibility to decide if they felt safe allowing their children to play on the roadways.

- b. **Noise Concerns** – An owner raised a second concern regarding noise from children playing in the street in front of the strata lot. Council reviewed information on the subject that will be distributed to both parties.

7. **Reports:**

a. **Maintenance**

- **Curbs** – Council further discussed options for weed removal from roadway curbs. Kevin Meronuk **MOTIONED** to approve the quote of \$350 from the landscaping contractor to pull the weeds throughout the complex; **SECONDED** by Ellen Heale; **CARRIED** with all in favour.

b. **Landscaping**

- **No Report**

8. **New Business:** No new business was brought forth.

Picnic in the Park
Saturday July 6th, 2019 – 11am to 1pm

**Council would like to invite all residents of Cascade Heights to the
Annual Picnic in the Park.**

Burgers, hotdogs, chips and juice will be supplied.

Everyone is welcome.

Please bring something to sit on.

9. **Next Meeting:** The next meeting will be September 10th, 2019 at 5:30PM, Holywell Properties.
10. **Termination:** The meeting was terminated at 6:15PM.