

**“Cascade Heights” – Strata Corporation BCS 1682**  
**Minutes of the Strata Council Meeting**  
**June 10<sup>th</sup>, 2021 – 5:00 PM – Electronic Meeting**

**Council Members Present:** Rebecca Speirs, Greg Foss, Debra Howard, Victoria Long

**Regrets:** Kevin Meronuk

**Holywell Properties:** Kerry Jenkins

**Minutes:** Kerry Jenkins

1. **Call to Order:** The meeting was called to order at 5:04PM.
2. **Approval of the Agenda:** The agenda was approved with all in favour.
3. **Approval of the Minutes of the Council Meetings held March 18<sup>th</sup>, 2021:** The minutes of the council meetings held March 18<sup>th</sup>, 2021 were approved with all in favour.
4. **Previous Business Arising from the Minutes:**
  - a. **Bylaw Infraction SL 25** – Council will not further pursue the ongoing bylaws infractions with the current owner due to the sale of the unit.
  - b. **Insurance Renewal** – Council ratified their decision to renew the strata’s insurance policy with Gallagher. A copy of the summary has been sent to owners. It is suggested that owners review the summary with their home policy providers.
5. **Review of Financials to May 31<sup>st</sup>, 2021:** Council reviewed the current financial statements for the period ending May 31<sup>st</sup>, 2021. The operating account held \$5,702.13. There was an additional \$39,506.53 in the Contingency Reserve and the strata was operating with a net income of \$-2.24.
  - **A/R Review** – Council reviewed outstanding A/R. Deb Howard **MOTIONED** to send demand letters to those in arrears; **SECONDED** by Victoria Long; **CARRIED** with all in favour.
6. **Correspondence:**
  - a. **Weeding SL 20** – A letter was sent to the unit regarding weeding required. The work was completed.
7. **Reports:**
  - a. **Maintenance**
    - **Fences** - Council will do a maintenance walkaround to assess the condition of fences throughout the complex.
  - b. **Landscaping**
    - **Irrigation** – A copy of the manual is being sourced by council.
8. **New Business:**
  - a. **Communication** – A way to better communicate easement responsibilities and various other strata information was discussed by council. A brief information page will be put together for

new owners/tenants at Cascade Heights. Direction to the website will also be included as a source for strata information.

**9. Tabled:** Street Sweeping

**10. Next Meeting:** The next meeting will be September 16<sup>th</sup>, 2021 at 5:00pm.

**11. Meeting Termination:** The meeting was terminated at 5:47PM.