## "Cascade Heights" – Strata Corporation BCS 1682 Minutes of the Strata Council Meeting July 19th, 2022 – 6:30 PM – Electronic Meeting

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

Holywell Properties: Kerry Jenkins Minutes: Kerry Jenkins

1. **Call to Order**: The meeting was called to order at 6:35PM.

- 2. Approval of the Agenda: The agenda was approved as amended with all in favour.
- 3. **Approval of the Minutes of the Council Meetings held January 12**<sup>th</sup>, **2022**: The minutes of the council meetings held, January 12<sup>th</sup>, 2022, were approved with all in favour.
- 4. Previous Business Arising from the Minutes:
  - **a. Owner Information** Council reviewed the second draft of the owner information package, and a few additional adjustments were made.
- 5. **Review of Financials to June 30<sup>th</sup>, 2022**: Council reviewed the current financial statements for the period ending June 30<sup>th</sup>, 2022. The operating account held \$6,120.47. There was an additional \$43, 630.41 in the Contingency Reserve Fund and the strata was operating with a net income of \$2,093.34.
  - A/R Review Council reviewed the strata fee receivables. There were five strata lots with outstanding fees as of June 30<sup>th</sup>, 2022. Debra MOTIONED to send follow up letters to units with outstanding fees; SECONDED by Rebecca; CARRIED with all in favour.

## 6. Correspondence:

- **a.** Dandelion/Weeds Council ratified their decision to send bylaw infraction letters to two strata lots with unkept landscaping and the work has since been completed by both. A third yard that council also received a concern about has since been cleaned up.
- b. Blackberries Owners along the even address side of Louise Way are reminded that the easement at the back of their property (outside of the fence line) is part of their strata lot and does require the owner to do any weeding and maintenance, including the timely trimming/removal of blackberry bushes. Council unanimously agreed to send a letter to a strata lot with outstanding maintenance issues.

## 7. **Reports:**

- a. Maintenance
  - Snow Removal Council briefly discussed the upcoming winter season and snow removal options. Management is looking into possible contactors and council will table any decisions for now.
  - Roadway Cracks Crack sealing is currently scheduled for mid-late August as the contractor is behind due to the wet season. Council stressed the need for the work to be completed this summer.

## b. Landscaping

- **Boulevard** Maintenance of the boulevard has been steadier this year and council will request that the contractors next focus be on the vegetation where the concrete curb and the asphalt meet along the length of the sidewalk.
- **Mulch** The addition of mulch to the park's garden beds was suggested as a way to help them retain moisture over dryer periods. Management will inquire about the availability of mulch through a tree service company.

8. New Business: No Report

9. Tabled: Street Sweeping

10. **Next Meeting**: The next meeting will be on October 5<sup>th</sup>, 2022, at 5:30PM.

11. **Meeting Termination**: The meeting was terminated at 7:30PM.