

Strata Corporation VIS 4577
Strata Council 2024-2025
9 April 2025
286 Smith Place

In attendance: Sue Atha, Don Bower, Rae Davies, Paul Edelenbos, Walter Scuccato, Fred Smith and Jane Still

Don Bower called the meeting to order at 10:00 a.m..

Motion to accept minutes of last meeting March 5, 2025.

Moved by: Paul Edelenbos

Seconded by: Fred Smith

Carried unanimously.

Infrastructure: Walter Scuccato

- . Water meter readings: normal for this time of year.
- . Strata sanitary septic system: operating normally.
- . On behalf of the Owners, the Strata Council extends a thank you to Sue Smith, the Owner of 13 Farrell Drive, for fixing up the area around the old mailbox kiosk and making it more presentable.

Secretary: Rae Davies

- . The following notice was sent to Strata Owners/residents: Updated Strata Council Contact List (March 12)

Projects: (see also *New Business* below.)

- . The Strata's website (<http://www.stratachatter.com>) continues to be updated on a regular basis.

Notice to residents: In order to keep the website current and fresh, we welcome the input of all residents. For Strata Chatter to continue to be a useful and relevant communication vehicle, we need everyone to consider submitting ideas and suggestions that would be of interest to the community. All ideas may be directed to the Strata Webmaster on the website.

Information regarding drought-resistant shrubs, perennials, ornamental grasses and groundcovers has been posted on the website (see *Old Business* below).

Finance:

- . Please see attached financial statements as at March 31, 2025 and budget worksheet.
Motion to accept: Sue Atha
Seconded: Fred Smith
Carried unanimously.

Old Business:

- . *Alternative landscaping options*

As stated in the minutes of March 5, 2025, the Committee which is looking into possible alternatives to grass front lawns is drafting a set of guidelines for landscaping in the Strata. It is anticipated that these guidelines will be provided to the Strata Owners with the package for the Annual General Meeting which is expected to be held in July 2025.

In the meantime, as it is spring and residents may be considering planting a new tree in their front yard, the Committee would like to share that the City of Parksville has a **\$50 rebate program** for the purchase of a tree. This program is for trees attaining 16 feet or more at maturity. An application form is available on the website of the City at <https://www.parksville.ca>.

A list of **trees with non-invasive roots** which were recommended by the City Parks Department is **attached** and is also **posted on the Strata website** at <http://www.stratachatter.com>.

It must be noted that *all young trees* require watering during dry spells every 7-9 days until they are established, which can be 2-3 years, as well as deer protection in winter.

When selecting a tree, attention must also be addressed to the width of the tree at maturity as well as the depth and spread of the roots so that the tree does not have an impact on neighbouring properties.

Strata Owners are responsible for any damage which may be caused by the roots on their property or on an adjacent property. The Strata Council should be contacted prior to the planting of a tree.

Lists of **drought-resistant shrubs, perennials, ornamental grasses and groundcovers** have also been **posted on the website.**

New Business:

- . *Change of date, time and place of June Council Meeting*

The meeting of the Strata Council which was to be held on June 4, 2025 at 6 Farrell Drive at 10:00 a.m. has been rescheduled to **11:00 a.m. on Thursday, June, 2025** at 18 Farrell Drive.

- . *Strata website*

After discussion, it was suggested that the address of the Strata website be set out in the minutes of the meetings of the Strata Council on a going-forward basis.

Motion: Don Bower

Seconded: Jane Still

Carried unanimously.

Date of Next Council Meeting:

- . The next meeting of the Strata Council is scheduled to take place at 10:00 a.m. on **Wednesday, May 7, 2025** at 13 Farrell Drive.

The Strata Council welcomes any and all comments, questions and suggestions. Strata Owners/residents are requested to do so **in writing.**

Motion to adjourn at 10:40 a.m.

Moved by: Don Bower

Seconded by: Sue Atha

Carried unanimously.

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Meeting minutes prepared by the Strata Secretary and reviewed by all members of the Strata Council.

Strata Website: <http://www.stratachatter.com>