

**Strata Corporation VIS 4577**  
**Strata Council 2024-2025**  
**8 January 2025**  
**346 Davis Avenue**

**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 November 6, 2024.

Moved by: Jane Still

Seconded by: Walter Scuccato

**Carried unanimously.**

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**Infrastructure:** Walter Scuccato

- . Water meter readings: normal for this time of year.
- . Strata sanitary septic system: operating normally
- . repair of wooden frame around the cable access box at 356 Davis Avenue: in progress
- . snow removal contract: has been signed; arrangements are in place for clearance of snow on the sidewalks
- . the sensor for the street lights in the Strata has been changed by the Owner of 25 Farrell Drive, a retired electrician, at no charge to the Strata. On behalf of the Owners, the Strata Council extends its thanks for this initiative.

**Secretary:** Rae Davies

- . The following notices were sent to Strata Owners/residents: Telus fibre optic installation update (November 15); new neighbor (December 23) and updated contact list (December 24)
- . Form B and requested documents provided to the realtor in connection with the sale of 16 Farrell Drive.

- . Forms B and F provided to the notaries in connection with the purchases of 355 Davis Avenue and 16 Farrell Drive.

### **Projects:**

- . 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 at [dianamatsuda@shaw.ca](mailto:dianamatsuda@shaw.ca).

The following **updates** have been made to the website: information regarding Shelly Creek Park as well as new postings on the Notices and Gallery pages.

### **Finance:**

- . Please see attached final financial statements as at November 30, and December 31, 2024 and budget worksheet.  
Motion to accept: Don Bower  
Seconded: Paul Edelenbos  
**Carried unanimously.**
- . In December, \$5,000 of the \$10,000 which had been transferred from the Strata's contingency reserve fund to the operating account in October 2024 was transferred back to the contingency reserve fund, with the remaining \$5,000 to be transferred in January 2025.

**Old Business:** None

### **New Business:**

- . *Date of Strata Council Meeting of April 2, 2025*

The meeting of the Strata Council which was scheduled to take place on Wednesday, April 2, 2025 has been moved to Wednesday, **April 9, 2025**.

*Creation of committee to review alternative landscaping options*

At the Annual General Meeting of the Strata Owners which took place on July 23, 2024, a general discussion took place with regard to alternative landscaping. As a result, the Strata Council has decided to create a committee consisting of two members of the Council (Jane Still and Paul Edelenbos) and two or more Strata Owners to look into possible alternatives to grass front lawns.

**Motion** for the Strata to create a committee to review alternative landscaping options.

Motion to accept: Don Bower

Seconded: Walter Scuccato

**Carried unanimously.**

**Any Owner who wishes to be part of this committee is asked to contact Jane Still.**

For the information of Strata Owners, attached is the report of the Garden sub-committee dated September 22, 2017.

**Date of Next Council Meeting:**

The next meeting of the Strata Council is scheduled to take place at 10:00 a.m. on **Wednesday, March 5, 2025** at 3 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: Jane Still

Seconded by: Sue Atha

**Carried unanimously.**

Strata Council 2024-2025

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