

Strata Corporation VIS 4577
Strata Council 2024-2025
5 March 2025
3 Farrell Drive

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 10:02 a.m..

Motion to accept minutes of last meeting January 8, 2025.

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: completed

Secretary: Rae Davies

- . The following notices were sent to Strata Owners/residents: new neighbor (January 23), cancellation of curbside collection (February 3), curbside collection once again cancelled (February 4), next curbside collection (February 6), special curbside collection (February 8) and new neighbors (February 26)
- . Forms B and F provided to the notaries in connection with the purchase of 23 Farrell Drive.
- . Each new Strata Owner is given a "welcome package" which includes the Strata Bylaws as well as a variety of items and notices which provide information with regard to the operation of the Strata.

- . Annual corporate membership in the Vancouver Island Strata Owners Association renewed.

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.

Finance:

- . Please see attached final financial statements as at January 31 and February 28, 2025 and budget worksheet.
Motion to accept: Sue Atha
Seconded: Don Bower
Carried unanimously.
- . In December 2024, \$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. The remaining \$5,000 has now also been transferred back to the contingency reserve fund.
- . One of the Strata's Guaranteed Investment Certificates matured and was reinvested, with interest earned, in the amount of \$22,062 for a three year period at an average interest rate of 3.05%.

Old Business:

- . *Committee to review alternative landscaping options*

At the meeting of the Strata Council which took place on January 8, 2025, it was decided to create a committee to look into possible alternatives to grass front lawns.

The Committee, which consists of Jane Still, Paul Edelenbos, Kim Longmuir and Margo Southall, have met and are drafting a set of guidelines for landscaping on front yards 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.

New Business:

. Snow removal

A question has been raised by the Owners of 357 Davis Avenue as to whether the contractor could be requested not to pile snow on driveways and sidewalks.

The Strata is situated in an area where there is only occasionally a significant snowfall and, as a result, there are very few snow removal contractors. The ones that are available are very busy, with clearing shopping centers, churches and other public properties always being their priority.

The Strata's contract with Parksville Heavy Equipment specifies the clearing of roads only. The Strata is fortunate to have two young men that the Strata pays to clear the sidewalks. The custom work that has been suggested is simply not possible with the resources that the Strata has in place.

The Strata welcomes any suggestions for contractors who would be willing to do this work.

Date of Next Council Meeting:

- . The next meeting of the Strata Council is scheduled to take place at 10:00 a.m. on **Wednesday, April 9, 2025** at 286 Smith Place.

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 11:30 a.m.

Moved by: Fred Smith

Seconded by: Paul Edelenbos

Carried unanimously.

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