

Strata Corporation VIS 4577
Strata Council 2025-2026
8 April 2026
286 Smith Place

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

Don Bower called the meeting to order at 10:02 a.m..

Motion to accept minutes of last meeting February 11, 2026.

Moved by: Dan Smith

Seconded by: Fred Smith

Carried unanimously.

Infrastructure: Walter Scuccato

- . Water meter readings: within the normal range for this time of year.
- . Strata sanitary septic system: operating normally.

Secretary: Rae Davies

- . The following notices were sent to Strata Owners/residents: orange flags on front yards (March 19) and front yard work (March 30).
- . An updated Contact List was sent to Strata Owners on February 12.

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@telus.net.

Finance: Sue Atha

- . Please see attached financial statements as at February 28 and March 31, 2026 and budget worksheet.
Motion to accept: Sue Atha
Seconded: Don Bower
Carried unanimously.

Old Business:

- . *Location of Strata utility lines*

Work has recently been carried out by PCI Surveys, a company hired to determine the location of the various utility lines within the Strata. Water, electrical, sewer, gas and cable lines have been mapped out for each Strata lot. All but 4 water shut-off valves have been found, with further investigation to be carried out.

A report from the survey company is expected to be issued shortly and further details will be provided to Strata Owners. Upon completion of the project, a comprehensive diagram of the location of the various utility lines on each property in the Strata will be accessible on the Strata's website.

The cost for this project so far totals \$4,760, within the \$5,000 which had previously been approved by the Strata Owners for this undertaking at the 2018 and 2019 Annual General Meetings.

New Business:

- . *Planned renovations at 342 Davis Avenue*

The Owner of 342 Davis Avenue requested clarification as to whether, under Section 32(4) of the Strata Bylaws ("Unsightly"), a dumpster could be installed while renovations were taking place at the property.

The Owner was advised by the Strata Council that dumpsters are generally required when, for example, a new roof is being installed and that the provisions of Section 32(4) ("No rubbish or debris shall be allowed to accumulate on any strata lot...") is not intended to include this type of temporary situation.

. *Front yard work at 35 Farrell Drive*

The Owners of 35 Farrell Drive advised the Strata Council of their intention to extend the garden in their front yard and, in accordance with the provisions of Section 43(4) of the Strata Bylaws, submitted a design for the additional landscaping.

After review of the proposed design, the Strata Council advised the Owners that approval had been given.

. *Front yard work at 10 Farrell Drive*

The Owner of 10 Farrell Drive advised the Strata Council of a plan to make changes to a part of the front yard and, in accordance with the provisions of Section 43(4) of the Strata Bylaws, submitted a proposed design for the project.

After review of the proposed design, the Strata Council advised the Owner that approval has been given.

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 6, 2026** at 21 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 10:35 a.m.

Moved by: Dan Smith

Seconded by: Jane Still

Carried unanimously.

Strata Council 2025-2026

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