

Strata Corporation VIS 4577
Strata Council 2025-2026
10 December 2025
18 Farrell Drive

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 10:08 a.m..

Motion to accept minutes of last meeting October 15, 2025.
Moved by: Fred Smith
Seconded by: Don Bower
Carried unanimously.

Infrastructure: Walter Scuccato

- Water meter readings: within the normal range for this time of year.
- Strata sanitary septic system: operating normally.
- Water leak at 348 Davis Avenue: On or about November 17, a leak was discovered at 348 Davis Avenue. Roto-Rooter was called and repaired the leak on November 21 at a cost of \$4,806.24. The leak was caused by a break in the main water line to the house.

Secretary: Rae Davies

- The following notices were sent to Strata Owners/residents: death of an owner (October 18), possible water shut-off (November 20) and notification of planned power outage by BC Hydro (November 25).

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.

The following **update** has been made to the website: the autumn update by Sue Wilson on the Shelly Creek Park has been added to the Notices page.

Finance: Sue Atha

- Please see attached financial statements as at October 31 and November 30, 2025 and budget worksheet.
Motion to accept: Jane Still
Seconded: Fred Smith
Carried unanimously.
- One of the Strata's Guaranteed Investment Certificates matured and has been reinvested, with interest earned, in the amount of \$57,444.72 for a three year period at an average interest rate of 2.5%.

Old Business:

- *Snow removal*

The Strata Council looked into the possibility of engaging the services of another contractor for snow removal. Kivela Contracting will clear both the streets and the sidewalks in the Strata at a much reduced rate than what has been charged by prior contractors and Kivela Contracting does not require a retainer.

Motion to engage the services of Kivela Contracting for snow removal.

Moved by: Fred Smith
Seconded by: Dan Smith
Carried unanimously.

New Business: None

Date of Next Council Meeting:

- The next meeting of the Strata Council is scheduled to take place at 10:00 a.m. on **Wednesday, February 11, 2026** at 346 Davis Avenue.

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 10:45 a.m.

Moved by: Don Bower

Seconded by: Jane Still

Carried unanimously.

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