

**Strata Corporation VIS 4577**  
**Strata Council 2025-2026**  
**11 February 2026**  
**346 Davis Avenue**

**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 December 10, 2025.

Moved by: Jane Still

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: death of an owner (December 18, 2025) and death of an owner (February 5, 2026).
- . Annual corporate membership in the Vancouver Island Strata Owners Association has been 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@telus.net](mailto:dianamatsuda@telus.net).

**Finance:** Sue Atha

- Please see attached financial statements as at December 31, 2025 and January 31, 2026 and budget worksheet.

Motion to accept: Sue Atha

Seconded: Don Bower

**Carried unanimously.**

- *Eligible Types of Strata Investments*

A question has been raised by one of the Owners as to whether the Strata could invest the money that is held in its Contingency Reserve Fund in other types of investment vehicles which could provide higher rates of return, such as shares that are issued by corporations.

A review of the relevant sections of the B.C. Strata Property Act and the Regulations under the Act, which set out the permitted investments for money held in a contingency reserve fund, confirms that the Strata investments are in compliance with the Act and the Regulations.

The Strata's investments are held in a savings account as well as in guaranteed investment certificates with the Bank of Montreal, all of which are eligible to be insured by the Canada Deposit Insurance Corporation.

**Old Business:**

- *Location of individual water, sewage and irrigation lines*

The necessity to know the specific location of the water shut-off valves for each property in the Strata has once again been brought forth by an Owner.

In 2018, the Strata felt it did not have as much information as was prudent about the location of the water, sewage and irrigation lines on the three streets in the Strata, which information would be invaluable in the event of any system leak or failure.

At the 2018 Annual General Meeting, the Strata Owners unanimously passed a resolution to set aside the sum of \$5,000 from the Contingency Reserve Fund to do research on the location of water, sewage and irrigation lines within the Strata. Very little work on this project was done in 2018 and the resolution was once again unanimously passed by the Strata Owners at the 2019 Annual General Meeting.

A contractor with ground-penetrating radar was hired in November 2019 in an attempt to find water and sanitary sewer lines at several properties on Farrell Drive. (Properties on Smith Place and Davis Avenue are not subject to the same issue since they were built in later phases.) As a result, a total of six lines were located (one water valve at 6 Farrell, two sanitary sewer outlets at 9 and 21 Farrell and three irrigation boxes, one at each of 4, 7 and 21 Farrell), at a cost of \$441.00. Unfortunately, there did not seem to be any logical pattern to the various lines nor any record as to where they may have originally been located.

At that time, it was decided that, if other technologies could be found that might prove more effective, the Strata would continue its research. No further steps were taken in this regard.

Given the Strata's aging infrastructure, the Strata Council deems it prudent to once again try to determine if anything further can be done to locate the water, sewage and irrigation lines within the Strata. The Strata Council will investigate whether there have been any technological advancements in this regard since 2019 and if there are any companies with more up-to-date methods of detecting underground infrastructure.

**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, April 8, 2026** 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 10:45 a.m.**

Moved by: Don Bower

Seconded by: Dan Smith

**Carried unanimously.**

Strata Council 2025-2026

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