

Strata Corporation VIS 4577
Strata Council 2025-2026
8 June 2026
13 Farrell Drive

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

By invitation: Mike Bratt, 294 Smith Place

Don Bower called the meeting to order at 10:00 a.m..

Motion to accept minutes of last meeting May 20, 2026.

Moved by: Jane Still

Seconded by: Don Bower

Carried unanimously.

Infrastructure: Walter Scuccato / Fred Smith

- . Water meter readings: within the normal range for this time of year.
- . Strata sanitary septic system: operating normally. The control box for the electrical components has been repainted.
- . Storm drains: arrangements are being made to have them cleaned out since this was last done in 2024.
- . Strata irrigation system: repairs have been carried out. In accordance with the City of Parksville Level 3 watering restrictions, the system has been reprogrammed so that irrigation has been reduced to once a week. **The current watering schedule is as follows:**

Area 1. (14 zones)

#2 to #23 Farrell Drive and #287 Smith Place

Thursday mornings

Area 2. (5 zones)

#286 to #299 Smith Place less #287 (*see above*)

Wednesday mornings

Area 3. (4 zones)

#338 to #360 Davis Avenue and #25 to #35 Farrell Drive

Saturday mornings

Secretary: Rae Davies

- . The following notices were sent to Strata Owners/residents: cougar sighting (May 25), Stage 3 watering restrictions (June 1), bear sighting (June 1), and City of Parksville water conservation level 3 (June 3)

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, the input of all residents is welcome. 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

- . The Strata's insurance policies have been renewed for another year, effective July 8.
- . Please see attached financial statements as at May 31, 2026 and budget worksheet.
Motion to accept: Jane Still
Seconded: Don Bower
Carried unanimously.
- . A draft operating budget for the fiscal year June 1, 2026 to May 31, 2027 was discussed. The proposed operating budget will be presented to and voted on by the Strata Owners at the Annual General Meeting to be held on July 23 (see *Old Business below*).

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 reports from the survey company have now been received. The Strata is waiting for the hard copies of the drawings but has all of the GPS locations and mapping data available as well as files that allow Owners to locate any of the utility services using Google Earth or a free Autocad Reader program.

The Strata is exploring options for posting this information on the Strata Chatter website but, in the meantime, an Owner who is planning any digging or renovations in their front or side yard should contact Dan Smith, Vice-President of the Strata.

The shut-off valves at some of the properties in the Strata cannot easily be found and arrangements are being made to mark them so they are easy to locate with a simple metal detector. The above-mentioned files have the information to allow them to be easily found with a measuring tape but they will be marked as well.

All but 3 water shut-off valves have been found and the Strata Council has decided, given the potentially substantial cost of trying to locate them and the unlikely chance of needing any of those specific ones in the future, no work will be done in this regard until (or if) the need arises.

. *Annual general meeting*

The Annual General Meeting is scheduled to take place on **Thursday, July 23 at 7:00 p.m.** at the **Parksville Community Centre**, 223 Mills Street.

The package for the Annual General Meeting will be delivered to the Strata Owners within the time frame prescribed by the B.C. Strata Property Act, i.e. no later than 14 days prior to the date of the meeting.

New Business

. *Painting at 298 Smith Place*

The Strata Council has been notified that the Owner of 298 Smith Place intends to repaint the exterior of the house.

The Owner has been advised that the acceptable shades and tones should be those drawn from cool, warm and earth tones found in a natural setting – greens, beiges, browns or soft blues and greys and that, in accordance with Section 40 of the Strata Bylaws, the color(s) chosen must be presented to the Strata Council prior to commencement of painting.

Complaint about property at 354 Davis Avenue

A complaint has been received about the condition of the property at 354 Davis Avenue.

The Strata Council will advise the Owner of 354 Davis Avenue that the situation must be addressed immediately.

Date of Next Council Meeting:

The next meeting of the Strata Council is scheduled to be held at 10:00 a.m. on **Monday, July 6, 2026** at 18 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 11:30 a.m.

Moved by: Dan Smith

Seconded by: Walter Scuccato

Carried unanimously.

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