

Strata Corporation VIS 4577
Strata Council 2025-2026
15 October 2025
5 Farrell Drive

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

Absent: Sue Atha

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

Motion to accept minutes of last meeting August 6, 2025.

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. Annual maintenance of the lift pump station, which included the removal of waste and clean out of the catch basin, has been carried out.

Arrangements are being looked at as to possibly engaging the services of another provider in order to reduce costs.
- . Strata irrigation system: has been winterized.

Secretary: Rae Davies

- . The following notices were sent to Strata Owners/residents: new neighbor (September 2) and change of date for next Strata Council meeting (October 7).
- . A welcome package (including Strata Bylaws, information and notices with regard to the operation of the Strata) was provided to the new Owner of 342 Davis Avenue.
- . An updated Contact List was sent to the Strata Owners on September 3.

- . A Form F was provided to the notaries in connection with the purchase of 342 Davis Avenue.

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: a notice from Sue Wilson regarding an autumn sweep of Shelly Creek Park in an effort to prevent invasive plants from spreading.

Finance:

- . Please see attached financial statements as at August 31 and September 30, 2025 and budget worksheet.
Motion to accept: Jane Still
Seconded: Walter Scuccato
Carried unanimously.
- . The Treasurer and another Council member recently met with representatives of the Bank of Montreal to discuss the current amount of monthly bank charges. Given that similar amounts are being charged by other Canadian chartered banks, no further action will be taken in this regard.

Old Business:

- . *Bylaw amendments*

Further to the minutes of the Strata Council of August 6, 2025, a copy of the Bylaws of the Strata which were filed with the B.C. Land Title Office on August 12, 2025 was hand-delivered to each of the Owners on or about August 27.

Strata Owners who were not home at that time were advised by e-mail by the Secretary of the Strata as to where they would be able to obtain their copy upon their return.

New Business:

. Snow removal

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 welcomes any suggestions for the names of contractors who would be willing to clear the streets and/or the sidewalks.

Date of Next Council Meeting:

- . The next meeting of the Strata Council is scheduled to take place at 10:00 a.m. on **Wednesday, December 10, 2025** 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 10:25 a.m.

Moved by: Fred Smith

Seconded by: Walter Scuccato

Carried unanimously.

Strata Council 2025-2026

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