

Strata Corporation VIS 4577
Strata Council 2026-2027
9 September 2026
18 Farrell Drive

In attendance: Sue Atha, Mike Bratt, Rae Davies, Fred Smith and Jane Still

Absent: Walter Scuccato and Dan Smith

Mike Bratt, Vice-President, called the meeting to order at 10:05 a.m..

Motion to accept minutes of last meeting July 28, 2026.

Moved by: Fred Smith

Seconded by: Jane Still

Carried unanimously.

Infrastructure: Fred Smith

- . Water meter readings: within the normal range for this time of year.
- . The fire hydrants in the Strata have been inspected.
- . The hedge around the old mailbox kiosk has been trimmed.
- . Strata sanitary septic system: operating normally.
- . Annual maintenance of the lift pump station, which includes the removal of waste and clean out of the catch basin, is scheduled to be carried out on September 15
- . The storm drains are scheduled to be cleaned out on September 21.
- . Arrangements will be made to repair the lamppost which is close to 18 Farrell Drive and that has been weakened due to corrosion.

Secretary: Rae Davies

- . The following notice was sent to Strata Owners/residents: poisoned rats (July 29), article about Johanna and Henri Rekers in PQ News (July 30), neighborhood BBQ – reminder (August 4), neighborhood BBQ – follow-up (August 17), and continued use of rat poison (August 27)

- . Form F, Certificate of Payment, sent to the notaries in connection with the purchase of 354 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@shaw.ca.

Finance: Sue Atha

- . Please see attached financial statements as at July 31 and August 31, 2026 and budget worksheet.
Motion to accept: Jane Still
Seconded: Fred Smith
Carried unanimously.

Old Business:

- . *Annual Neighborhood BBQ*

The annual neighborhood block party, which was hosted by Diana and Massey Matsuda, took place on Thursday, August 13, with its highest attendance ever. This resulted in a net profit of \$48 which, as in prior years, has been donated to the Friends of Shelly Creek Park.

Sue Wilson, who is a strong advocate for the Park, has extended a sincere thanks to the residents of the Strata for the donation, which will likely be used to buy native plants.

New Business:

. Use of rat poison

Further to the notices which were sent to Strata residents on July 29 and August 27, 2026, the Strata has looked into any restrictions which may exist on the use of rat poison in Canada and more specifically in British Columbia.

Poisons are available for purchase by regular consumers but they are not as potent as those designed for commercial or agricultural purposes.

Although it is not illegal to use rat poisons and furthermore while they are purported to be safer for domestic animals, the Strata strongly **discourages the use of such products by its residents.**

Date of Next Council Meeting:

- . The next meeting of the Strata Council is scheduled to take place at 10:00 a.m. on **Monday, November 9, 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 10:45 a.m.

Moved by: Jane Still

Seconded by: Fred Smith

Carried unanimously.

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