



KAS1411

Council Meeting Minutes

April 6, 2017 @ 7:00 PM

1. **Call the Meeting to Order:** The meeting was called to order at 7:05PM.
2. **In Attendance:** Mike Makin Strata Manager, Karl Dobson SL46, Barb Schonfeld SL101, Kim Donn SL102, Angela Cutt SL100 and Kevin Kraft SL42.
3. **Approve the Agenda:** SL46 made a motion to approve the agenda as amended. Seconded by SL42. **All were in favour. Carried.**
4. **Approve the minutes of the last Council Meeting:** SL101 made a motion to approve the minutes of January 26, 2017 and March 9, 2017 as presented. Seconded by SL100. **All were in favour. Carried.**
5. **Approval of Financials to February, 2017:** SL101 made a motion to approve the financials. Seconded by SL46. **All were in favour. Carried**
6. **Correspondence:**
 - a) **Unit Modification Forms approvals:**
 - i. An owner on Postill Drive for a chain link fence along the front and side of their yard.
 - ii. An owner on Postill Drive to replace siding with Hardie Plank siding, replace shingles, eavestroughs and windows.
7. **Old business:**
 - a) **Cedars quotes:** The cedars at the clubhouse and pool have already been trimmed. SL42 made a motion to spend a further \$950 plus tax to trim the cedars at the RV park. Seconded by SL46. **All were in favour. Carried.**
 - b) **Flooring in the clubhouse:** Tabled to a future meeting.
8. **New business:**
 - a) **REMINDER:** Over the winter, children have been throwing rocks into the pool which have damaged the pool cover, which needs to be replaced as a result, and could cause significant other damage. Parents are encouraged to make sure your children are not involved in this activity.
 - b) **Aggressive Pit Bull:** Complaints have been received about an aggressive pit bull on our property contrary to our bylaws. The strata manager will write to the owner of the dog.
 - c) **Playground swings:** SL101 made a motion to spend \$320 plus taxes to replace the seats on the swings at the playground. Seconded by SL100. **All were in favour. Carried.**
 - d) **Catch basins and dry wells:** These will be inspected this spring.
 - e) **Old Vernon Road front entrance:** This is looking very worn and council is looking at options to improve or remove it.
 - f) **R/V compound fence quotes:** Tabled to a future meeting.



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- g) **Parking Signs:** Signs saying "No Overnight Parking" will be obtained and posted on Spencer Road and near the shed as this is an ongoing problem.
- h) **Clubhouse roof:** The roof of the clubhouse needs some repair and moss removal. Council will look for solutions.
- i) **Amend rule:** In order to encourage people to return replacement RV Park keys when they are no longer needed, council proposes to refund \$50 of the \$100 deposit which was previously 100% non-refundable. Accordingly, SL42 made a motion to amend Rule #6 to the following:

"Only one key will be allowed per strata lot. A one-time refundable deposit of \$25 shall be levied upon acceptance of the key by either a Country Rhodes Owner (resident or non-resident) or a current Country Rhodes resident and assignment of a stall by the RV Manager. This deposit will be refunded upon termination of usage agreement when the key is returned to the RV Manager. The amount of the key deposit is subject to change by a vote of Council. Reproduction of keys is strictly forbidden and will result in immediate forfeiture of usage of the storage compound. **A \$100 deposit will be charged for a replacement key, of which \$50 will be refunded upon return of the replacement key.**"

Seconded by SL46. **All were in favour. Carried.**

9. Reports (Grounds; RV/Car Park; Club House; Pool):

- a) **Grounds:** Nothing major to report.
- b) **RV/Car Park:** Nothing major to report.
- c) **Club House:** Nothing major to report
- d) **Pool Manager's report:** The pool manager attended the meeting and gave a short verbal report to council. There are a number of spring maintenance issues with which to deal. The manager will work with council to complete the maintenance.

10. **Next Council Meeting:** May 3, 2017 at 7:30 PM in the clubhouse.

11. **Adjournment:** The meeting was adjourned at 9:00 PM.