



KAS1411

Council Meeting Minutes  
April 12, 2018 @ 7:00 PM

1. **Call the Meeting to Order:** The meeting was called to order at 7:02 PM.
2. **In Attendance:** Mike Makin, Strata Manager, Judith Amos SL9, Terance Coderre SL63, Ryan Baxter SL108 and Kevin Kraft SL42. 4 observers were present.
3. **Approve the Agenda:** SL42 made a motion to approve the agenda as amended. Seconded by SL63. **All were in favour. Carried.**
4. **Approve the minutes of the last Council Meeting:** SL9 made a motion to approve the minutes of March 8, 2018 as presented. Seconded by SL63. **All were in favour. Carried.**
5. **Approval of Financials to February 2018:** SL9 made a motion to approve the financial statements. Seconded by SL42. **All were in favour. Carried.**
6. **Correspondence:**
  - a) **Unit Modification Forms approval:** None were presented to this meeting.
  - b) A complaint was received from a Postill Drive owner stating that the council has improperly implemented the increased fee for R/V parking. The strata manager and council reviewed the rule in question (RV Park Rules/Storage Compound Rules – Rule #5) and its implementation and concluded that it was properly implemented. No further action will be taken at this time
  - c) A complaint was received from a Spencer Road owner stating that his perimeter fence is in need of repair. Council will investigate.
  - d) A Postill Drive owner wrote to suggest that council reviews our bylaws as they may need some amending once the new marijuana laws are passed. Council agrees and will keep an eye on the upcoming legislation.
  - e) A Postill Drive owner wrote with a number of complaints:
    - i. An owner has two vehicles parked on the street overnight and through the day. The strata manager was asked to send a warning letter.
    - ii. An owner parks a white truck on the road overnight every night. The strata manager was asked to send a warning letter.
    - iii. An owner has a boat trailer parked in the front yard. The strata manager was asked to send a warning letter.
    - iv. An owner has a quad parked in the front yard. The strata manager was asked to send a warning letter.
    - v. An owner is violating the unsightly premises bylaw as he has fence boards lying on the ground. Council will investigate this.

In general, as parking is a problem along Postill Drive, owners are asked to check the bylaws to ensure that you are not offenders.



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**7. Old business:**

**a) Ongoing maintenance:**

- i. **Clubhouse floor:** SL9 made a motion to accept a quote from Nufloors in the amount of \$4,225.44 to repair the clubhouse floor. Seconded by SL63. **All were in favour. Carried.**
- ii. **Weeds along the curb:** The strata manager contacted Weedman and put them in touch with our grounds manager to show them around and describe the scope of the work. We should have a quote shortly.

**8. New business:**

- a) **Street sweeping:** Aquawash will be doing the street sweeping starting on Monday, April 16 and the job is expected to take three days.
- b) **Damaged speed bump:** A speed bump near the clubhouse was damaged by the snow removal contractor. The strata manager will arrange for him to have it fixed. After it is fixed, the speed bumps will be painted.
- c) **Marios Towing:** The strata manager will arrange to update the agreement with Marios so vehicles can be towed as necessary.
- d) **Cota Top Coat:** Last summer Cota Top Coat did some crack filling around the complex and their invoice of \$2,887.50 was misplaced. SL63 made a motion to pay the invoice. Seconded by SL9. **All were in favour. Carried.**
- e) **Easter egg hunt:** This year's easter egg hunt was a huge success with a reported 59 kids taking part. On behalf of all owners council would like to thank Angela Cutt and her team of volunteers for their hard work in arranging this event.

**9. Reports:**

- a) **Grounds:** Our grounds manager asked if this year we will be bringing the hedges around the pool down further. Council decided not to do this and simply have the grounds manager do his normal trimming this season.
- b) **RV/Car Park Report:** Nothing major to report.
- c) **Club House Managers Report:** Nothing major to report.
- d) **Pool Manager Report:** The pool manager will be asked to put up the netting on the hedges around the pool as soon as possible.

**10. In Camera:** A complaint was received about a business being operated out of a house in Country Rhodes contrary to the bylaws. The strata manager was asked to write to the offending owner.

**11. Next council meeting:** May 10, 2018 at 7:00 PM in the clubhouse.

**12. Adjournment:** The meeting was adjourned at 8:16 PM.