



KAS1411

Council Meeting Minutes
January 11, 2018 @ 6:00 PM

1. **Call the Meeting to Order:** The meeting was called to order at 6:08 PM.
2. **In Attendance:** Mike Makin, Strata Manager, Judith Amos #9, Terance Coderre #63 and Kevin Kraft SL42. 1 observer was present.
3. **Approve the Agenda:** SL42 made a motion to approve the agenda as presented. Seconded by SL9 **All were in favour. Carried.**
4. **Angela Cutt:** This owner asked for some time to address the council regarding clubhouse rentals. She recently organized a community event at the clubhouse and was required to sign a rental agreement and put up a \$200 deposit. Angela stated that an owner organizing an event for the benefit of the whole community and for no personal gain should not have to sign a rental agreement or provide a deposit. Council agreed with this and in future will instruct the clubhouse manager accordingly. Council thanked Angela for bringing this matter to their attention.
5. **Approve the minutes of the last Council Meeting:** The November 9 minutes incorrectly recorded that 2 observers were in attendance which is not correct as no observers were present. SL42 made a motion to correct this. Seconded by SL9. All were in favour. Carried. SL63 made a motion to approve the minutes of November 9, 2017 as amended. Seconded by SL42. **All were in favour. Carried.**
6. **Approval of Financials to November 2017:** SL9 made a motion to approve the financial statements. Seconded by SL42. **All were in favour. Carried.**
7. **Correspondence:**
 - a) **Unit Modification Forms approval:**
 - i. An owner on Old Vernon Road for a shed.
 - b) **Letters of complaint re: snow removal:** Several e-mails were received from owners regarding snow removal. The strata President spoke with the contractor who returned to correct specific problems and he will be monitored in future.
8. **Old business:**
 - a) **Ongoing maintenance:** The following matters are ongoing albeit slowed down somewhat due to the holiday season:
 - i. **Clubhouse floor:** Council continues to search for a contractor to do this small repair job.
 - ii. **Weeds along curbs:** Council was unable to come up with a satisfactory solution to this problem as the request for volunteers was not well received. Some owners did clean out the weeds around their properties and council thanks those owners. In the spring, consideration will be given to hiring an outside contractor to do this work.



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- b) **Youths working at Country Rhodes:** After investigating this issue for some time, various problems surfaced with regards to allowing youths to work at Country Rhodes not the least of which is working with chemicals at the pool and machinery on the grounds. Because of this council has decided that no youths under 18 years of age will be allowed to work on the property.

9. New business:

- a) **Pool Manager Position:** There have been no responses for this position. If anyone is interested, please notify the strata manager right away. In the meantime, a quote will be obtained from a pool contractor in case it becomes necessary to hire outside the community.
- b) **Annual General Meeting:** The AGM has been tentatively scheduled for February 27th. The strata manager provided a preliminary package, including a proposed budget, for the council to review. The package will be finalized over the next couple of weeks. Please watch for the official notices to come out shortly after month end which will confirm the date and provide all of the necessary information. At present, council consists of only three members and more help will be needed next year hopefully from all areas of the community . Please consider running for council and have someone nominate you at the AGM.

10. Reports:

- a) **Grounds:** Nothing major to report.
- b) **RV/Car Park Reports:** Nothing major to report
- c) **Club House Managers Report:** Nothing major to report.
- d) **Pool Manager Report:** The outgoing pool manager reported that some of the pipes for the pool are now quite old and will need to be monitored for possible replacement in the future.

11. **Next council meeting:** To be determined by the new strata council after the Annual General Meeting.

12. **Adjournment:** The meeting was adjourned at 7:20 PM.