



KAS1411

Council Meeting Minutes
March 8, 2018 @ 7:00 PM

1. **Call the Meeting to Order:** The meeting was called to order at 7:00 PM.
2. **In Attendance:** Mike Makin, Strata Manager, Judith Amos SL9, Terance Coderre SL63, Ryan Baxter SL108 and Kevin Kraft SL42. 3 observers were present.
3. **Easter egg hunt:** : Angela Cutt asked for some time to address the council regarding the upcoming Easter egg hunt. Angela reported that last year's hunt was a great success with many more kids participating than expected. Last year the strata corporation provided a donation of \$300 towards the cost of the event and Angela has asked for a small increase this year. As council considers that this is a very worthwhile event, SL63 made a motion to donate \$400 this year. Seconded by SL9. **All were in favour. Carried.** Angela advises that the date of the event is Saturday March 31 at 11:00 AM. She has asked for adult volunteers to assist and also some older kids as volunteers would be appreciated. More information will be posted as it becomes available.
4. **Approve the Agenda:** SL42 made a motion to approve the agenda as amended. Seconded by SL9 **All were in favour. Carried.**
5. **Approve the minutes of the last Council Meeting:** SL9 made a motion to approve the minutes of January 11, 2018 as presented. Seconded by SL63. **All were in favour. Carried.**
6. **Approval of Financials to January 2018:** SL9 made a motion to approve the financial statements. Seconded by SL42. **All were in favour. Carried.**
7. **Correspondence:**
 - a) **Unit Modification Forms approval:** None were presented to this meeting.
 - b) A complaint was received regarding a semi-truck parked in a driveway contrary to the bylaws. The strata manager will write to the offending owner.
 - c) At the recent AGM it was reported by the strata manager that there were no rules, approved during the year, to be ratified. An owner advised at the time that there was one rule amended by the strata council in April 2017 that should have been presented for ratification at the meeting. The strata manager promised to investigate in time for the first meeting of the new council. He advises now that the owner was correct. In order to rectify this error, SL9 makes a motion to amend the last sentence of the RV Park Rules/Storage Compound Rules #6 from "A non refundable \$100 fee will be charged for a replacement key" to "**A \$100 deposit will be charged for a replacement key of which \$50 will be refunded upon return of the replacement key.**" Seconded by SL42. **All were in favour. Carried.** This rule becomes effective immediately and will be ratified at the next Annual General Meeting.
8. **Old business:**



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a) **Ongoing maintenance:**

- i. **Clubhouse floor:** Council expects to have a quote in hand within the next week or two for this repair job.
- ii. **Weeds along the curb:** The strata manager was asked to contact Weedman for a price for this job.

9. **New business:**

- a) **Strata manager tasks:** The strata manager took it upon himself to review with the new council the duties and responsibilities taken on by the strata management company. Much of the work that occurs on a daily or monthly basis is not always evident to the owners of strata properties. The manager read a long list of tasks and work that is continuously ongoing. The strata President thanked the manager for the review and the manager has the full support of the new council.
- b) **The following documents were presented by the strata manager to the strata council for signatures:**
 - i. GEID, new auto debit form. GEID is going to a two-month payment plan from a three-month payment plan.
 - ii. Consent form to give Coldwell Banker permission to talk to CRA regarding payroll accounts.
 - iii. Four renewal employment contracts.
 - iv. Retainer agreement for Doak Shirreff regarding action against an owner seriously in arrears.
- c) **Coyotes:** There have been a number of coyote sightings lately and although coyote sightings in our area are not unusual, council reminds residents to be aware of the problem and take the necessary steps to protect their pets and kids.
- d) **Council liaisons:** The following will be the council liaisons for Country Rhodes employees: grounds manager – Kevin Kraft; R/V Park manager – Terance Coderre; clubhouse manager – Judith Amos; pool manager – Ryan Baxter.

10. **Reports:**

- a) **Grounds:** Nothing major to report.
- b) **RV/Car Park Reports:** Ken Musgrove reports that there are 14 people who have not yet paid their fees. This is final notice that after March 15, penalties will be applied to lots in arrears without further notice.
- c) **Club House Managers Report:** Nothing major to report.
- d) **Pool Manager Report:** A Country Rhodes owner, Steve Walsh, has been hired as the pool manager for this season.

11. **In Camera:** After the AGM, three e-mails were received regarding the council voting, two from one of today's observers and one from another of today's observers all of which were to be discussed In Camera. The owner with two e-mails stated that her questions have been answered and she withdrew her requests.



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The other owner's e-mail was discussed by council and the strata manager will relay the council's comments to the owner.

12. Next council meeting: April 12, 2018 at 7:00 PM in the clubhouse.

13. Adjournment: The meeting was adjourned at 8:15 PM.