

Strata Corporation 954

MINUTES – June 8, 2016

Meeting held in the home of Alex Thomson – Unit 8, 1602 Morey Road

In Attendance: Norene Cragg, Lydia Kucharuk, Abe Buwalda, Alex Thomson, Susan Allison and Rhonda Dickson

Meeting called to order at 7:05 pm

1. Quorum was established with those in attendance and proxies held
2. Abe presented the [Financial Report](#) for the period of October 1, 2014 to September 30, 2015. Alex Thomson moved that the report be approved. Seconded by Norene Cragg. Unanimous approval.
3. Abe presented the [Budget Comparison report](#) which covered the period of October 1, 2015 to June 3, 2016.
4. Parking within the strata property:
 - a. Alex Thomson raised some concern about the parking arrangements instituted by some individuals. He re-enforced that any doubling up on any vehicles or any changes in the way vehicles are parked are to be done only on a temporary basis. The owners involved were trying to find a way to park that would be less intrusive, but there is not really enough room for 4 vehicles side by side. Should the strata decide to change the parking layout, this would need to be discussed further and voted upon at our AGM
 - b. Roger Lacasse pointed out (via a previous Skype call) that should we allow a permanent change to the parking arrangements, any new parking areas agreed upon would be subject to a monthly fee as we already do for the existing extra spot.
 - c. Abe will also look into the legalities involved. Any parking changes might need to be registered with the province as an alteration to the existing Strata plan.
5. Abe reported that the estimators were here last week to prepare for the depreciation report. It is expected that we would have the report within 4 to 8 weeks.
6. We have had a request from Bart (property owner directly west of our property). He asked that we trim the tree line that hangs over his parking spaces. Abe will advise Bart that he is welcome to trim the trees himself BUT only up to the property line.
7. Abe brought up the fact that he has a broken seal in his back bedroom window. Susan also has two windows needing repair and Alex has a slider with a leak. **NOTICE**: Please check the windows in your units and advise of any failed seals. Abe will follow up with Budget Glass to obtain an estimate for repair. **Any reports must be made to Abe before July 1, 2016** to an estimate can be made. Any reports coming in after this might be subject to another year wait. Since Roger and Catherine are away, Abe will check their windows.

8. Other topics were raised that were not on the original agenda:
 - a. Susan Allison raised a concern about tree seedlings that are taking hold behind building 1600. She knows that our landscaper (Dave) has sprayed there, but is not sure if he is using any pesticides that might be harmful to her pet dog. Abe will discuss with Dave. Also, we will take into consideration the possibility of filling this area in with gravel in our next fiscal year. Also a concern was raised that there are holes in the ground in the same area from trees that were previously removed and that these holes are a tripping hazard. Abe will ask Dave to fill these holes ASAP.
 - b. Susan also said there is a missing piece of cedar shake from around her window. Alex offered to see if he can find a piece so this can get repaired.

Meeting was adjourned at 7:36 pm.

NOTE: After the meeting Rhonda pointed out that birds have been gaining access to the front roof area of building 1600. We will wait until any babies are hatched and out of the nest before affecting any repairs and cleanup.