

NES 3578 Strata Council Meeting

Wednesday Oct. 28, 2020 8:00 pm MDT

Participants: Chris Hanstock, Chris Lacny, Stephen Branch, Jim Toller, Frances Long, Dave Aitken

Please See Meeting Agenda that Follows Minutes for Reference Purposes

1. **Meeting Commencement:** President Jim Toller called the meeting to order at 8:03 pm MDT.
2. **Motion 1:** “To approve all officers as selected by the Council members of NES 3578 Strata Corporation during Oct 28, 2020 Strata Council Meeting.” was passed unanimously. Jim Toller. Pres; Chris Lacny Sec/Treas.; and Directors Stephen Branch, Frances Long, Chris Hanstock and David Aitken.
3. **Motion 2: Approve Agenda:** Motion to approve Agenda as shown below was approved unanimously.
4. **Motion 3: Approve Previous NES 3578 Strata Council Meeting Minutes** of August 19, 2020 was approved unanimously.
5. **Key Objectives and Deliverables for 2020-21 Fiscal Year:** Council discussed the key deliverables for the 2020-21 fiscal year and prioritized them as follows:
 - a. Lexington Avenue Road Maintenance
 - b. Statutory Building Scheme (SBS) and Design Guidelines (DG).
 - c. Electronic Record Access
 - d. Rental property and domesticated pet bylaw development
6. **Maintenance of Lexington Ave. and Ditches:** Council unanimously agreed that this should be the first priority. Jim Toller reported that Power Paving assured him that the road would be re-graded before freeze up this year. Jim Toller, Bill Long and Dave Aitken spent several hours clearing vegetation from the ditches so that it would not mix in with the re-grading material. Council noted for the minutes its thanks and appreciation for the volunteer work of these owners.

Jim Toller was in contact with the contractor, Lloyd Johnson who provided winter snow removal for Lexington Ave. in previous years. Mr. Johnson’s rates have increased to \$100 per hour. Seeing that there were no other contractor options to choose from, Council approved the new rate. Jim Toller will follow up with a new contract for the 2020-21 winter season.

7. **Statutory Building Scheme (SBS) and Design Guidelines (DG):** Council will continue to pursue this deliverable and has identified an April, 2021 proposed target date. Council identified finalizing documents and beginning process mapping as next steps. There was discussion regarding the Design Guidelines and how they would be managed in the future particularly when it comes to future changes. A “living document” approach to these guidelines was also discussed.
8. **Electronic Record Access:** This project will be headed up by Chris Hanstock. Anticipated completion of this deliverable is January 2021. Council will choose a name for the new domain next meeting.
9. **Rental property and domesticated pet bylaw development:** Discussion on this subject was deferred to the next meeting. Chris Lacny will do some statutory research regarding bylaw development with respect to these two subjects.
10. **Other Business:** None.
11. **Next Strata Council Meeting:** Nov. 18, 2020 at 8 pm MST, 7 pm PST. Any owners wishing to attend council meetings as a visitor/guest are asked to let the Secretary Treasurer know of their intention to do so.
12. **Meeting Closure** noted at 9:23 pm MDT.

Secretary Treasurer

NES 3578 Strata Corporation

Agenda

1. Open Meeting
2. **Motion 1:** “To approve all officers as selected by the Council members of NES 3578 Strata Corporation during Oct 28, 2020 Strata Council Meeting”
3. **Motion 2** “To approve Agenda as presented.” (add additional items to Item #8)
4. **Motion 3:** “To approve previous August 19, 2020 Council Meeting Minutes” (see email attachment)

5. Identify and Prioritize Key Objectives and Deliverables for 2020-21 Fiscal Year:

- a. Statutory Building Scheme (SBS) and Design Guidelines (DG).
- b. Lexington Avenue Road Maintenance
- c. Electronic Record Access
- d. Rental property bylaw development
- e. ???

6. Autumn Maintenance of Lexington Ave. Road and Ditch Maintenance

Jim Toller, Project Manager

- a. Current status of road and ditch works.
- b. Winter maintenance contract renewal Lloyd Johnson.

7. Statutory Building Scheme (SBS) and Design Guidelines (DG).

- a) Current update
- b) Next steps.

8. Electronic Record Access

- a. Update from Chris Hanstock, Project Manager.

9. Property Rental Rules and Regulations Bylaw:

- a. Assignment of Project Manager
- b. Deliverables and Timing

10. Other Business: as discussed when approving Agenda

11. Next Council Meeting: Selection of next meeting date.

12. Meeting Closure