

NES 3578 Strata Council Meeting

Wednesday, Nov. 18, 2020 8:00 pm MST via teleconference

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

1. **Open Meeting:** 8:02 pm MST; All present except Stephen Branch
2. **Motion 1 “To approve Agenda as presented”** Chris Lacny asked to add an Insurance report to New Business. Motion to approve agenda with New Business amendment was approved unanimously.
3. **Motion 2: “To approve previous October 28, 2020 Council Meeting Minutes”** Motion was approved unanimously.
4. **The following proposed changes for council meetings was discussed and were agreed to by all Council members:**
 - a. Suggestion that the agenda items for the following meeting be established before we close the current meeting. That way, each of us can contribute while the topics and next steps are fresh in our minds. If anything comes up between meetings, they can be added if necessary.
 - b. Anyone leading/owning an agenda topic is asked to prepare a summary of what they wish to be placed in the meeting minutes. Keep in mind as we juggle several topics, these summaries will allow us to record important decisions and subject matter that we can keep track of. This will lighten the load and take pressure off the Sec/Treas.
5. **Update on Lexington Avenue Fall Maintenance since last meeting:** (Project Leader Jim Toller) Unfortunately the road maintenance was not completed. Jim Toller had made repetitive requests to the contractor as to when it would be completed. These requests remain unanswered. Jim was able to sign a new contract with the snow removal contractor for the winter of 20-21.
6. **Statutory Building Scheme (SBS) and Design Guidelines (DG).** Council established working groups to move this project ahead:
 - a. Frances Long will project lead a group consisting of Chris Hanstock and Dave Aitken to finalize wording and content of DG’s and SBS and investigate/ locate a professional in Nelson who would ensure that all future building/property development applications would conform with the intent of the SBS and DGs prior to being reviewed and approved by an Owner Approval Committee.
 - b. Jim Toller will lead a group consisting of Belinda Austin/Chris Lacny/Stephen Branch to work on the **process** to navigate through the new DG and SBS that will used for all

stakeholders associated with the SBS and DG takeover. Belinda Austin has already provided a "Process Management Draft for Discussion" document.

7. **Property Rental/Domestic Pet Rules and Regulations Bylaw:** France Long agreed to lead this project with assistance from Chris Hanstock and Dave Aitken.
8. **Update on Electronic Record Access:** Project Leader Chris Hanstock reported that he reached out to the Waterfront Strata Manager in order to determine their plans on re-identification of their waterfront community. Chris reports that the waterfront is contracting a third party website designer to develop their new website at an approximate cost of \$5000. NES 3578 was invited to join them at a 50-50 co-share of cost. Initial reaction of Council was this cost was too prohibitive and that website design for NES 3578 could be constructed at far less of a cost if we did it ourselves. Chris Hanstock agreed that he would once again approach the Waterfront on the Council's behalf to determine the deliverables expected from the \$5K website project just so our Council is fully aware of all details of the Waterfront initiative.
9. **Update on Recent Activities at NES 3578 and Surrounding Area:** Frances Long provided photos and explanations of construction activity occurring on and adjacent to NES 3578. The pictures included a sample house 3D print product by the new owners of the remaining lands adjacent to the former Central Park. Trees on those lands were removed to provide a view of the lake. Also, there is some digging occurring at what appears to be some kind of a water intake located on the waterfront. It is unknown as to what the purpose of this construction is about. Clearing has also commenced on lot 8.
Council thanked Francis for her efforts in keeping the Council apprised as to what is going on in the community.
10. **Agenda for Next Council Meeting:** In keeping with the suggested changes as per Item 4, Council began work on preparing an agenda with deliverables for the next meeting.
11. **Other Business:** as discussed when approving Agenda. Chris Lacny reported that the insurance premiums for the strata were being increased by 12% for the next 12 months. This exceeded the budget anticipation of 5% which was based on average increases over the decade. The strata was also required to submit its financial reports and snow removal contract to the insurance company for review. Chris Lacny has made a formal request of the insurance company to lower the increase to 5% based on our not for profit status, customer loyalty and impeccable claims record. In the event that the insurance company declines our request, Council agreed to proceed with payment of the higher premium as there is really no choice in the matter.
12. **Next Council Meeting:** December 16, 2020 @ 8pm MST
13. **Meeting Closure:** There be no further business, the meeting was closed at 9:42 pm.