



NES 3578 Strata Council Meeting Minutes

Wednesday April 21, 2021 8:00 pm MDT via Zoom

In attendance Council Members:

Jim Toller
David Aitken
Stephen Branch
Chris Hanstock
Frances Long

Guests:

Kerstin Renner

1) The Meeting was called to order at 8:01 pm MDT

2) Adoption of Agenda:

THAT the agenda be adopted as presented with the addition of 2 late items dealing with the sale of lot 6 and the development proposal for the Kootenay Lake Village remainder lands .
Long/Aitken CARRIED

3) Adoption of Minutes

None

4) Appointment of Officer Positions:

Chris Lacny officially resigned the officer position of Secretary/Treasurer on April 18, 2021. Council recognized the 12 years of service that Chris has provided to the Strata Council. In accordance with the Strata Bylaws, interim officers are to be appointed until the next Annual General Meeting or Special General Meeting.

Chris Hanstock was appointed to the position of Treasurer and Frances Long was appointed to the position of Secretary.

5) Lexington Avenue Maintenance:

Jim Toller informed Council that Yellowhead Road and Bridge completed the Lexington Avenue road maintenance on April 21, 2021.

6) Statutory Building Scheme:

Chris Hanstock reviewed the changes that were made to the Statutory Building Scheme (SBS) at the April 13, 2021 Council Meeting. Minor wording changes were further made to articles 3 and 5. It was agreed that a draft copy of the bylaws be presented at the same Special General Meeting where the revised SBS will be presented.



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Motion: THAT Strata Council NES 3578 supports the wording as presented at the April 21, 2021 Strata Council meeting of the Statutory Building Scheme AND THAT the document be presented for legal review at the earliest convenience.
Hanstock/Branch CARRIED

Council agreed to request information from the lawyer on approximate cost of legal fees to register the revised SBS should it be approved at the Special General Meeting.

7) **Property Development Guidelines**

Jim Toller presented revised language for article 5.03 of the Property Development Guidelines, Council agreed to the language as presented. Article 2.04 was reviewed and determined that the language would need to be modified to match the Statutory Building Scheme. Jim, Dave and Kerstin are to provide a final review of the document for presentation at the next Strata meeting.

8) **Property Development Guideline Framework Documents**

Discussion regarding the documents that were developed by Jim, Stephen and Belinda Austin to guide the property development process. Options regarding creation of pdf fillable documents and placement on the strata's website were considered.

9) **Strata Website**

Chris Hanstock provided an update on the strata's website which included input on further content including photos of Council members, articles, information on community members, information on the greater Harrop/Procter community. Kerstin offered to write articles for the site.

Chris provided information on options for changing the strata email account to reflect the new "Uplands at Procter Point" name.

10) **New or Other Business**

a) *Sale of Lot 6*

Sale to complete on April 27, 2021, strata to provide the required documents for the sale.

b) *Proposed Development in the Kootenay Lake Village Remainder Lands*

Jim Toller provided information about the Development Permit Application submitted by Twente Additive Manufacturing (TAM), the 3D printing company located in the remainder lands of Kootenay Lake Village, for a low income housing project. Jim will follow-up with the owners of TAM and local politicians about the project.

Jim informed Council that the Regional District of Central Kootenay will be holding



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public meetings regarding the development of zoning bylaws for Area E that includes the strata lands in either June or July. It was agreed that Council would provide input to the public meeting.

11) Next Council Meeting: May 19, 2021

The meeting adjourned at: 9:40 pm