



NES3578 Stata Council Meeting Minutes

Wednesday August 3, 2022 MT via Zoom

In attendance Council Members:

Jim Toller
David Aitken
Stephen Branch
Chris Hanstock

Guests:

Kerstin Renner

The meeting was called to order at 8:01pm MT

1. Adoption of Agenda

Motion: THAT the agenda be adopted as presented.

Hanstock/Branch CARRIED

2. Adoption of Minutes

Motion: THAT the minutes of the meeting held June 15, 2022 be adopted.

Aitken/Stephen CARRIED

3. Email motion read into the minutes

Motion: That the Property Development Guidelines be amended by the wording changes to sections 5.03, 6.05, 6.07 and the addition of section 4.03 Firesmart as presented in the attached document. (Attachment 2).

Moved by Frances Long, Second by Chris Hanstock
CARRIED via email vote July 12, 2022

4. Finance Update

The Finance Update was provided with Item 8, 2022 AGM Budget and Date

5. Statutory Building Scheme Registration/Legal Update

Jim provided that the strata lawyers office stated that the Statutory Building Scheme has been registered with Land Title. No documentation will be provided to the strata, property owners can request title to their property to see the changes resulting from these changes.

This project is now complete. Council thanked everyone for their diligent work on this project, noting the additional work completed by Stephen in creating the development check list and Kirsten for her editing skills.



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6. Sign Post for Lexington Avenue

The strata has received all equipment for erecting the new Lexington Avenue sign from Yellowhead Road and Bridge (YRB) at no cost as a result of a conversation between Jim and a YRD employee. The sign will go up shortly.

7. Lexington Avenue: *Road Maintenance, Dust Control, Weed Control*

The same level of Dust Control liquid will be applied this year as was done in 2021 at a cost of \$570.

Chris Hanstock will supply a buzz cutter and will assist Jim with weed control in the ditches. Consideration for further ditch maintenance may be required when the road is upgraded with gravel. .

8. 2022 AGM: *Date and Budget*

Chequing account balance as of June 30, 2022: \$11,831

Contingency account balance as of June 30, 2022: \$ 6,031

Discussion regarding budget for 2022/2023 resulted in reducing legal fees and moving that budget amount to road maintenance. It was agreed that major road maintenance is required on Lexington Avenue looking to the potential of paving the road in the future. The waterfront strata has hired Power Paving to pave the strata road in the East Waterfront. Jim will contact Power Paving to determine whether cost savings can be realized for gravel road maintenance and future paving on Lexington through coordination of work that is occurring on the waterfront.

Discussion regarding introducing a nominal annual strata fee of \$150 to build a fund for future paving of Lexington Avenue.

AGM:

Pre AGM strata meeting August 31, 2022

AGM Date: September 20, 2022

Chris to send out revised budget prior to the August 31st meeting, Jim to send out information from Power Paving regarding road maintenance costs.

9. Late Items

Jim meeting with RDCK firesmart representatives on Monday August 7, 2022.

Recommendations for undeveloped lots as well as audits for developed lots are expected as



The Uplands at
Procter Point

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a result of the meeting. Information resulting from the meeting/audits will be provided to property owners at the AGM.

The meeting adjourned at 8:36pm MT