



NES 3578 Stata Council Meeting Minutes

Wednesday May 19, 2021 8:00 pm MDT via Zoom

In attendance Council Members:

Jim Toller

David Aitken

Stephen Branch (Left the meeting at 9:04pm)

Chris Hanstock

Frances Long

Guests:

Kerstin Renner

The meeting was called to order at 8:05

1. Adoption of Agenda

Motion: THAT the agenda be adopted as presented with the addition of two late items dealing with a finance update and a website update.

Long/Hanstock CARRIED

2. Adoption of Minutes

Motion: THAT the minutes of the meetings held March 24, 2021, April 13, 2021 and April 24, 2021 be adopted.

Branch/Aitken CARRIED

3. Statutory Building Scheme (SBS)

Legal review by the strata lawyer has not been completed.

4. Bylaw Updates

Rentals:

No change to existing bylaws for long term rentals, new regulations for short term rentals were discussed.

New regulations relevant to articles in the Statutory Building Scheme:

Council discussed language for new bylaws related to the following Statutory Building Scheme articles:

- a. Article 4 – temporary dwellings associated with 8 weeks of recreational use per year;
- b. Article 5 – temporary dwellings associated with construction;
- c. Article 8 – commercial business operation;
- d. Article 11 – tree removal.



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5. Property Development Guidelines (final review)

Council discussed the Property Development Guideline document and determined that the document is complete and can be shared with property owners that are considering development.

Chris, Stephen and Jim will work on additional supporting documents to the Property Development Guidelines.

Jim provided an update on current building activity in the strata.

Stephen left the meeting at 9:04pm

6. Bylaw Updates Continued

Discussion continued on bylaw updates relevant to the Statutory Building Scheme which included:

- a. Article 13 – Signage
- b. Article 14 – keeping of vehicles, recreational vehicles, boats etc. on strata lots

Council discussed new bylaw regulations for fencing.

Frances to compile draft bylaw language based on Council's discussion for review at the next Council Meeting.

7. Special General Meeting (potential dates)

A Special General Meeting will be tentatively scheduled for July, the specific date will depend on completion of the legal review of the draft Statutory Building Scheme. The meeting will focus on review/approval of the draft Statutory Building Scheme and introduction of the new bylaws.

8. Late Items

Financial Update:

Chris provided an update of the strata's finances, including recent expenses and preliminary strata fee calculation.

Chequing account: \$18,374

Savings/Contingency account: \$6,013.

Website Update:

Chris provided a review of the most recent updates of the strata's website which focused on a new page for property development.



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9. Next Council Meeting:

June 16, 2021 at 8MT

The meeting adjourned at 9:43pm MT.