



NES3578 Stata Council Meeting Minutes

Thursday October 20, 2022 via Zoom

In attendance Council Members:

Jim Toller
David Aitken
Stephen Branch
Chris Hanstock
Frances Long

Guests:

Kerstin Renner

The meeting was called to order at 7:01 PM PDT

1. Adoption of Agenda

THAT the agenda be adopted as presented with the addition of financial updates.

Aitken/Hanstock CARRIED

2. Adoption of Minutes

THAT the minutes of the meeting held August 3, 2022 be adopted.

Branch/Aiken CARRIED

3. Confirmation of Strata Council Officer Positions

President - Jim Toller; Treasurer- Chris Hanstock; Secretary – Frances Long

4. Depreciation Report

Jim provided the following information regarding development of a depreciation report:

- a. Received information regarding a contact who can develop a depreciation report for the strata;
- b. Contacted the Waterfront Strata regarding their development of a depreciation report now that paving has been completed for the strata owned road. The waterfront strata indicated they do not have a depreciation report and further that they do not believe they need one.

Jim will contact our strata lawyer to determine the requirements for a depreciation report.

5. Snow Removal Contract

Jim has contacted the fellow who held the snow ploughing contract for the 2021/22 season who agreed to accept the contract for the 2022/23 season with no rate increase. Jim will



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ensure the 2022/23 season snow plough contract is signed.

6. Lexington Avenue – Renaming and Maintenance

Renaming:

Jim contacted the Regional District of Central Kootenay (RDCK) regarding the process for civic address renaming. The RDCK rep recommended against renaming as there are a significant number of steps required to complete the process: apply to RDCK, each owner will have to pay a fee for an address change, each owner will have to sign an application letter, requirements for Canada Post – the change will take approximately 2 or 3 years to complete.

Council determined that this matter would need to go before ownership to see if there is enough interest to proceed. Council will bring this matter back to the ownership in 2023 before any further steps are completed in the detailed process. If the majority of ownership wants to pursue this further, full details of the process including costs and name suggestions will be presented at the 2023 AGM.

Maintenance:

Ditches have the primary need for maintenance, Jim will ask Yellowhead Road and Bridge (YRB) about costs to have this completed (possibly in spring 2023). Jim will also ask YRB if they have a set procedure for gravel road maintenance to determine if the model can be used for ongoing Lexington Avenue maintenance. This will assist council in determining a set schedule and budget for ongoing Lexington maintenance.

7. Future Council Member Recruitment

Since there have been recent lot sales in the strata, council discussed ways of generating interest from ownership in participating on future Councils. Discussion regarding development of a strata package for both realtors and new owners, profiles of council members on the website, pictures on the website. Kerstin offered her assistance in development of an information package. This matter will come back to the next Council meeting for development of a plan.

8. Late Items

Chris Hanstock, Treasurer:

Update on bank balances including recognition of the significant increase in interest earnings. Information on insurance renewal costs to be presented at the next meeting.

Chris has created a new group gmail account for council which will be used on the strata website. Details coming from Chris.



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Chris and Maxine will be submitting plans for their build on Lot 7 to the Property Development Committee in the next few weeks.

9. Next Council Meeting: November 23, 2022

Adjournment at 7:30pm PT