



**MINUTES OF A REGULAR MEETING
STRATA COUNCIL VIS4673**

**September 13th, 2018 [Start Time 6:30 P.M.]
1621 Meadowood Way, Qualicum Beach**

Council: Dana Mellway, Brian Gallagher, Harry Oppenlander,, Linda Guild, John Mainland, Elaine Peligren,
Korina Richard, Carol Giesinger

Guests: Trish Curtin, Anthony Close and Robert Mckerihen

1. Call to Order

Brian Gallagher, President, called the meeting to order at 6:35 p.m.

2. Approval of Agenda

Moved: Dana
Second: Linda

Move that Council accept the agenda as presented.

Carried

3. Approval of Previous Minutes

Moved: Dana
Second: Linda

Move that Council approve and accept the minutes from July 16th, 2018 as presented.

Carried

4. Treasurer's Report

- a. All financial reports will be on GH computer under "Treasurer's Reports - 2018 September 13th Council meeting. Find attached income statement & cheque register for July and August 2018. [Exhibit A1 – A12]

Moved: John
Second: Dana

Move to send letters and fine the following lots for not paying their water bills: Strata Lots 17, 30, 39 and 42.

Carried

Moved: John
Second: Dana

Move to send demand letters and register liens against Strata Lots 204, 238 and 274.

Carried

Moved: John
Second: Linda

Move that Council commence legal action to for the sale of lot 137 for unpaid strata fees.

Carried

Moved: Carol
Second: Harry

Move that Council improve transparency to owners by Council recording in the minutes all motions to show who voted yes and no. Unanimous votes do not need to be addressed by person

Unanimous Carried

5. Old Business

- a. **Review Water System and Timeline Update**

Nothing new to report. Brian indicated that the Strata will be billed annually for use of ground water.

Water System Report:

Attached [Exhibit B1 – B4] are the July 1st, 2018 to August 31st, 2018 Daily Reservoir Readings and Daily Residual Chlorine Readings as provided by our water system provider.

b. Expenditures for Approval

Nothing extraordinary to approve this month

c. Notice of Civil Claim Suit – Noel Stephen & Judith Munkholm

Dana Mellway, Vice President, indicated no further information has been received during the last month.

d. Civil Resolution Tribunals

Council has been advised that our case has been assigned and a committed date to have a final decision on the outcome will be October 19th, 2017 for Civil Resolution Tribunal #3613.

e. Telus Update

Dana Mellway reported we have been notified that Telus has approved Fiber Optics for our area at no cost to the Strata or Owners with an anticipated date for final approval on August 2019 with the installation starting after that date. Hydro and Strata (LQRV 4673) have agreed to allow Telus to use their poles where needed. If Owners have difficulty with their Telus phone system, please contact Strata Council first. Please phone Dana Mellway at (250) 650-4998.

f. 2017 – 2018 Task List

Moved: Carol
Second: Linda

Move that Council explores options to have the developer pay to relocate the telephone room. The developer had previously stated that he would cover the cost.

Elaine abstained and absented.

Unanimously Carried

Items that were previously assigned to Tim Peligren will be assigned to other people.

g. Annual General Meeting Date and Planning

Council reviewed the Notice package and will send it to CHOA for review. Council will invite Don Buchner, our Water Contractor to the Annual General Meeting. A copy of the Notice Package will also be provided to Brent Johnson, our Strata Accountant. November 18th is the meeting date for the Annual General Meeting, with registration starting at 1:00 p.m. and the meeting starting at 2:00 p.m. A representative from CHOA will be chairing the meeting

6. By-Law Enforcement

Linda Guild, Bylaw Officer dealt with two incidents of illegal dumping, three unlicensed vehicles on common property, one incident of reckless driving and one dog off leash.

When residents are sending in complaints please provide license plate numbers, addresses and pictures of the incidents. We can only deal with facts.

The unlicensed silver van that has been sitting on common property for more than eight hours will receive a letter to remove it by a certain date and if it still there after that date will receive a fifty dollar fine and Council will have it towed and the Owner will be billed for the towing costs.

7. Reports

a. Design Review Committee

The Design Review Committee has made arrangements for grading of all the gravel roads in the village during the weekend of 15th and 16th of September.

Bids for all the contract positions will be posted in the local paper, on the website and at the mail boxes in the village.

b. Common Property

Moved: Dana

That Council provide owners with one last big garbage bin as soon as possible.

There was no Second, this motion was defeated.

Because of the blatant abuse of the big garbage bin Council has decided Owners will have to take to their big items, old furniture, etc. to the transfer station going forward. We have no more money and we have used up our budget for the big garbage bins and Council agreed that we cancel the large garbage bin scheduled for October 26th, 2018 . Council will not be providing any more big garbage bins in the future.

Council has determined that three culverts need to be replaced. The risk of the culvert on Warn Way collapsing is about 50% or greater before next spring and if we don't do it right now the extra cost could be \$5,000 to \$15,000 or more.

Moved: Brian
Second: Harry

Move that Council approves the expenditure to replace the culverts on Warn Way, Klein Ridge and at Well 13 as soon as possible and to take the funds from the contingency reserve fund and have owners ratify this expenditure at the Annual General Meeting on November 18th, 2018.

Unanimously Carried

Please note the Strata office located at the lower level of the gatehouse is open on Mondays and Wednesdays from 10:00 a.m. to 2:00 p.m.

c. Emergency Preparedness

Nothing new to report. Annie Donald encourages people to start preparing for the winter storm season.

d. Correspondence

Moved: Elaine
Second: Linda

Move that Council approve the letter sent to Strata Lot 29.

Unanimously Carried

8. Significant Events

a. Village Community Events

Nothing to report this month.

b. Corcan-Meadowood Residents Association Report

Owners are encouraged to visit www.meadowoodresidents.com to obtain the most recent Minutes and Exhibits from our community association.

9. New Business

a. Telephone Situation (In Camera)

Council discussed some solutions to present to one of the owners with a potential telephone situation in the village.

10. Next Meeting Date

The next meeting is scheduled for Tuesday, October 9th, 2018 at 6:30 p.m. located at the Nordin Room at Lighthouse Community Hall, 240 Lions Way, Qualicum Beach, BC, V9K 2E2. 17 kilometers north of LQRV, a 16 minute drive from the gate.

11. Adjournment

Moved: Brian

Second: Carol

There was no further business and the meeting adjourned at 9:35 p.m.

Unanimously Carried

Brian Gallagher, President

Date

Elaine Peligren, Recording Secretary

Date

**Strata Corporation VIS4673
 Cheque Log for 10350 CCCU Chequing from 07/01/2018 to 07/31/2018**

Cheque No.	Payee	Amount	Cheque Date
069	Bookkeeping May/June 2018 = \$3550; Stamps/envelops = \$172.55; title search on delinquent accounts = \$22.28; wasp spray for mailbox area = \$10.60; CHOA course for a council member = \$60.00	3,815.43	07-01-2018
070	Admin support	1,768.61	07-01-2018
071	Weld & paint gate bracket.	150.00	07-11-2018
072	Washroom cleaning for June 2018.	146.00	07-11-2018
073	Tree removal/limbing/pruning	840.00	07-11-2018
074	Sweep roads and haul road base for repairs.	1,743.00	07-16-2018
075	June gate monitoring & garbage removal plus 40 yard bin.	5,337.72	07-16-2018
076	June water contract; new pump for well #1 plus install.	6,920.00	07-18-2018
077	Mowing roadside areas.	400.00	07-18-2018
078	Hydro to June 6.	819.94	07-18-2018

Generated On: 09/06/2018

EXHIBIT A1-A12 [A1]

**Strata Corporation VIS4673
Comparative Income Statement**

	Actual 11/01/2017 to 07/31/2018	Budget 11/01/2017 to 10/31/2018	Difference
REVENUE			
Strata Fund			
Strata Fees	321,488.00	321,615.00	(127.00)
Strata Forms	2,282.25	0.00	2,282.25
Interest Revenue	459.06	0.00	459.06
Fines	7,778.00	0.00	7,778.00
Fines Written Off	0.00	0.00	0.00
Phone Utility Fees	0.00	0.00	0.00
Water Utility Fees	6,900.00	0.00	6,900.00
Garbage Fees	40,508.00	40,508.00	0.00
Other/Extraordinary Income	213.50	0.00	213.50
Donations	0.00	0.00	0.00
Revenue - Fire Extinguishers	0.00	0.00	0.00
Net Strata Fund	379,628.81	362,123.00	17,505.81
TOTAL REVENUE	379,628.81	362,123.00	17,505.81
EXPENSE			
Non Maintenance Expenses			
WorkSafe BC Expense	118.89	0.00	118.89
Donations Expense	0.00	0.00	0.00
Prior Year Accruals	0.00	0.00	0.00
Accounting	318.25	5,500.00	(5,181.75)
Legal & Consulting	329.63	25,000.00	(24,670.37)
Current Year Surplus	0.00	0.00	0.00
Amortization Expense	0.00	0.00	0.00
Allowance for Doubtful Accounts Exp	0.00	0.00	0.00

EXHIBIT A1-A12 [A3]

Cost of Security System	0.00	0.00	0.00
Courier & Postage	0.00	0.00	0.00
Strata Administration	13,624.60	22,159.00	(8,534.40)
Computer Hardware & Software	749.28	1,050.00	(300.72)
Hydro - Utilities	4,082.48	7,000.00	(2,917.52)
Capital Acquisitions - New Bridge	0.00	0.00	0.00
Garbage Collection	27,687.54	40,508.00	(12,820.46)
Garbage Area Expansion	0.00	0.00	0.00
Property Taxes - Lot 13 & 14	1,192.04	1,500.00	(307.96)
Easements - Lot 13 & 14	0.00	0.00	0.00
Insurance - Regular	15,006.00	15,006.00	0.00
Insurance - Director	0.00	0.00	0.00
Insc - Claims Recovery/Expense	0.00	0.00	0.00
Interest & Bank Charges	164.45	500.00	(335.55)
Minor Improvements	0.00	500.00	(500.00)
Security	1,855.56	0.00	1,855.56
Telephone	579.89	2,500.00	(1,920.11)
Gate Monitoring	7,000.00	10,700.00	(3,700.00)
Bookkeeper	14,200.00	21,300.00	(7,100.00)
Strata Meetings & Supplies	0.00	0.00	0.00
Miscellaneous Committees	0.00	2,000.00	(2,000.00)
Memberships	0.00	0.00	0.00
Non Maintenance Expenses	86,908.61	155,223.00	(68,314.39)
Maintenance Expenses			
Snow Removal - Road Clearing	33,035.15	22,000.00	11,035.15
Snow Removal - Road Sanding/Salting	16,101.60	10,000.00	6,101.60
Snow Removal - Sand & Salt Material	6,569.64	1,200.00	5,369.64
Snow Removal - Sand & Salt Storage	501.00	800.00	(299.00)
Snow Removal - Storage Units Roofs	0.00	1,000.00	(1,000.00)
Snow Removal (Total)	56,207.39	35,000.00	21,207.39
Security Cameras - Camera R&M	0.00	500.00	(500.00)
Security Cameras - Replace Camera	0.00	0.00	0.00

Security Cameras - Computer R&M	0.00	0.00	0.00
Security Cameras (Total)	0.00	500.00	(500.00)
R&M Supplies - Small Tools	0.00	400.00	(400.00)
R&M Supplies - Parts	0.00	100.00	(100.00)
R&M Supplies (Total)	0.00	500.00	(500.00)
Fire Equip't - Hydrants service/rep	0.00	1,000.00	(1,000.00)
Fire Equip't - Tanks, Valves repair	0.00	0.00	0.00
Fire Equip't - Tanks Painting	0.00	0.00	0.00
Fire Equip't & Maint (Total)	0.00	1,000.00	(1,000.00)
Vegetation removal - Tree Trimming	1,005.00	9,600.00	(8,595.00)
Vegetation Removal -roadside mowing	491.00	5,000.00	(4,509.00)
Vegetation Removal -common area trim	500.00	5,000.00	(4,500.00)
Vegetation Removal/Cleanup (Total)	1,996.00	19,600.00	(17,604.00)
Roads Maint. - Grading Gravel Roads	9,027.88	16,000.00	(6,972.12)
Roads Maint. - Crush Aggregate	10,463.64	15,000.00	(4,536.36)
Roads Maint - Culvert & Ditch Clean	1,780.00	4,000.00	(2,220.00)
Roads Maint - Pavement Repace & Sup	4,349.60	4,000.00	349.60
Roads Maint - Pavem't Crack Sealing	0.00	9,000.00	(9,000.00)
Roads Maint - Pave't ext/corner wid	0.00	12,000.00	(12,000.00)
Roads Maint - Road Sweeping	1,845.00	3,000.00	(1,155.00)
Roads Maint - Signs, cleaning,paint	1,622.23	2,000.00	(377.77)
Roads Maint - Emergency/Other	1,896.97	5,529.00	(3,632.03)
Roads Maintenance (Total)	30,985.32	70,529.00	(39,543.68)
Washroom Repairs - Cleaning Contrac	1,122.63	1,200.00	(77.37)
Washroom Repairs - Bldg Repairs	0.00	200.00	(200.00)
Washroom Repairs - Plumbing Repairs	0.00	200.00	(200.00)
Washroom Repairs (Total)	1,122.63	1,600.00	(477.37)
Water/Sewerage System - Contract	28,305.68	43,000.00	(14,694.32)
Water/Sewerage Sys - Water Testing	857.40	3,000.00	(2,142.60)
Water/Sewerage - Call-outs, Mileage	1,559.82	2,000.00	(440.18)
Water/Sewerage - Training	0.00	0.00	0.00
Water/Sewerage - Reservoir Cleaning	2,696.30	500.00	2,196.30
Water/Sewerage - Chlorination Suppl	135.00	500.00	(365.00)

EXHIBIT A1-A12 [A5]

Water/Sewerage - Monitoring	3,780.00	200.00	3,580.00
Water/Sewerage - R&M	4,468.49	500.00	3,968.49
Water/Sewerage - Sewerage Testing	548.63	200.00	348.63
Water/Sewerage System (Total)	42,351.32	49,900.00	(7,548.68)
Gatehouse Refurbishment	0.00	0.00	0.00
Garbage Expansion Area	0.00	0.00	0.00
Garbage Expan & GH Refurb (Total)	0.00	0.00	0.00
Water System Repairs - Well Pumps	2,914.77	500.00	2,414.77
Water System Repairs - Hydrants	0.00	500.00	(500.00)
Water System Repairs - Blending Equ	0.00	500.00	(500.00)
Water System Repairs - Chlorination	0.00	1,500.00	(1,500.00)
Water System Repairs - Reservoir RM	0.00	300.00	(300.00)
Water System- Dist'n Piping Repairs	0.00	1,000.00	(1,000.00)
Water System Repairs (Total)	2,914.77	4,300.00	(1,385.23)
na	0.00	0.00	0.00
Equipment Repairs - Telephone Box	0.00	700.00	(700.00)
Equipment Repairs - Telephone Poles	0.00	300.00	(300.00)
Equipment Repairs - Miscellaneous	0.00	2,000.00	(2,000.00)
Equipment Repairs (Total)	0.00	3,000.00	(3,000.00)
Storage Unit - Roof Repairs	0.00	8,000.00	(8,000.00)
Storage Unit - Structural Repairs	0.00	500.00	(500.00)
Storage Unit - Painting & Staining	0.00	0.00	0.00
Storage Unit - Strata Owned Lots	0.00	0.00	0.00
Storage Units (Total)	0.00	8,500.00	(8,500.00)
Gate Repair Electronics	0.00	500.00	(500.00)
Gate Repair Hardware	157.64	1,000.00	(842.36)
Gate Repair Labour	1,286.03	500.00	786.03
Gate Repairs Other	0.00	0.00	0.00
Gate Repair (Total)	1,443.67	2,000.00	(556.33)
na	0.00	0.00	0.00
na	0.00	0.00	0.00
Maintenance Expenses (Total)	137,021.10	196,429.00	(59,407.90)

Other Expenses			
Signage	0.00	0.00	0.00
Repairs Gate Opening Equip't	0.00	0.00	0.00
Repairs Water System Equip't	0.00	0.00	0.00
Repairs Camera/security Equip't	0.00	0.00	0.00
Repairs Telephone Equip't	0.00	0.00	0.00
Repairs Misc. Equip't	0.00	0.00	0.00
Unused	0.00	0.00	0.00
Equipment Repairs (Total)	0.00	0.00	0.00
Snow Removal	0.00	0.00	0.00
Sand	0.00	0.00	0.00
Salt	0.00	0.00	0.00
Trucking and Material	0.00	0.00	0.00
Mowing Ditches	0.00	0.00	0.00
Gatehouse Interior Refurbishment	0.00	0.00	0.00
Prior Years Surplus Applied	0.00	(9,529.00)	9,529.00
Maintenance Contract	0.00	0.00	0.00
Independent Asset Appraisal	0.00	0.00	0.00
Siren Activated Gate Opener	0.00	0.00	0.00
Easement Expense (Lot 13 & 14)	0.00	0.00	0.00
Irrigation of Septic Field	0.00	0.00	0.00
Transfer to Contingency Reservefund	20,000.00	20,000.00	0.00
Maintenance Contract	20,000.00	10,471.00	9,529.00
Total General & Admin. Expenses	20,000.00	10,471.00	9,529.00
TOTAL EXPENSE	243,929.71	362,123.00	(118,193.29)
NET INCOME	135,699.10	0.00	135,699.10

**Strata Corporation VIS4673
Cheque Log for 10350 CCCU Chequing from 08/01/2018 to 08/31/2018**

Cheque No.	Payee	Amount	Cheque Date
079	July water contract plus repairs to well #13	7,099.86	08-13-2018
080	CHOA annual membership renewal	575.00	08-13-2018
081	Hydro to July 6.	205.00	08-13-2018
082	Excess water billings transferred to contingency fund	6,900.00	08-28-2018
083	3 common sewerage systems & pump out one white water treatment plant.	2,011.90	08-30-2018

Generated On: 09/06/2018

EXHIBIT A1-A12 [A7]

**Strata Corporation VIS4673
Comparative Income Statement**

EXHIBIT A1-A12 [A8]

	Actual 11/01/2017 to 08/31/2018	Budget 11/01/2017 to 10/31/2018	Difference
REVENUE			
Strata Fund			
Strata Fees	321,488.00	321,615.00	(127.00)
Strata Forms	2,412.25	0.00	2,412.25
Interest Revenue	524.01	0.00	524.01
Fines	8,133.00	0.00	8,133.00
Fines Written Off	0.00	0.00	0.00
Phone Utility Fees	0.00	0.00	0.00
Water Utility Fees	0.00	0.00	0.00
Garbage Fees	40,508.00	40,508.00	0.00
Other/Extraordinary Income	263.00	0.00	263.00
Donations	0.00	0.00	0.00
Revenue - Fire Extinguishers	0.00	0.00	0.00
Net Strata Fund	<u>373,328.26</u>	<u>362,123.00</u>	<u>11,205.26</u>
TOTAL REVENUE	<u>373,328.26</u>	<u>362,123.00</u>	<u>11,205.26</u>
EXPENSE			
Non Maintenance Expenses			
WorkSafe BC Expense	118.89	0.00	118.89
Donations Expense	0.00	0.00	0.00
Prior Year Accruals	0.00	0.00	0.00
Accounting	318.25	5,500.00	(5,181.75)
Legal & Consulting	329.63	25,000.00	(24,670.37)
Current Year Surplus	0.00	0.00	0.00
Amortization Expense	0.00	0.00	0.00
Allowance for Doubtful Accounts Exp	0.00	0.00	0.00

Cost of Security System	0.00	0.00	0.00
Courier & Postage	0.00	0.00	0.00
Strata Administration	15,699.60	22,159.00	(6,459.40)
Computer Hardware & Software	749.28	1,050.00	(300.72)
Hydro - Utilities	4,287.48	7,000.00	(2,712.52)
Garbage Collection	27,687.54	40,508.00	(12,820.46)
Garbage Area Expansion	0.00	0.00	0.00
Property Taxes - Lot 13 & 14	1,192.04	1,500.00	(307.96)
Easements - Lot 13 & 14	0.00	0.00	0.00
Insurance - Regular	15,006.00	15,006.00	0.00
Insurance - Director	0.00	0.00	0.00
Insc - Claims Recovery/Expense	0.00	0.00	0.00
Interest & Bank Charges	184.70	500.00	(315.30)
Minor Improvements	355.56	500.00	(144.44)
Security	0.00	0.00	0.00
Telephone	579.89	2,500.00	(1,920.11)
Gate Monitoring	7,000.00	10,700.00	(3,700.00)
Bookkeeper	14,200.00	21,300.00	(7,100.00)
Strata Meetings & Supplies	0.00	0.00	0.00
Miscellaneous Committees	0.00	2,000.00	(2,000.00)
Memberships	0.00	0.00	0.00
Non Maintenance Expenses	<u>87,708.86</u>	<u>155,223.00</u>	<u>(67,514.14)</u>
Maintenance Expenses			
Snow Removal - Road Clearing	33,035.15	22,000.00	11,035.15
Snow Removal - Road Sanding/Salting	16,101.60	10,000.00	6,101.60
Snow Removal - Sand & Salt Material	6,569.64	1,200.00	5,369.64
Snow Removal - Sand & Salt Storage	501.00	800.00	(299.00)
Snow Removal - Storage Units Roofs	0.00	1,000.00	(1,000.00)
Snow Removal (Total)	<u>56,207.39</u>	<u>35,000.00</u>	<u>21,207.39</u>
Security Cameras - Camera R&M	0.00	500.00	(500.00)
Security Cameras - Replace Camera	0.00	0.00	0.00
Security Cameras - Computer R&M	0.00	0.00	0.00

Security Cameras (Total)	0.00		500.00	(500.00)
R&M Supplies - Small Tools	0.00	400.00		(400.00)
R&M Supplies - Parts	0.00	100.00		(100.00)
R&M Supplies (Total)	0.00		500.00	(500.00)
Fire Equip't - Hydrants service/rep	0.00	1,000.00		(1,000.00)
Fire Equip't - Tanks, Valves repair	0.00	0.00		0.00
Fire Equip't - Tanks Painting	0.00	0.00		0.00
Fire Equip't & Maint (Total)	0.00		1,000.00	(1,000.00)
Vegetation removal - Tree Trimming	1,005.00	9,600.00		(8,595.00)
Vegetation Removal -roadside mowing	491.00	5,000.00		(4,509.00)
Vegetation Removal -common area trim	500.00	5,000.00		(4,500.00)
Vegetation Removal/Cleanup (Total)	1,996.00		19,600.00	(17,604.00)
Roads Maint. - Grading Gravel Roads	9,027.88	16,000.00		(6,972.12)
Roads Maint. - Crush Aggregate	10,463.64	15,000.00		(4,536.36)
Roads Maint - Culvert & Ditch Clean	1,780.00	4,000.00		(2,220.00)
Roads Maint - Pavement Repace & Sup	4,349.60	4,000.00		349.60
Roads Maint - Pavem't Crack Sealing	0.00	9,000.00		(9,000.00)
Roads Maint - Pave't ext/corner wid	0.00	12,000.00		(12,000.00)
Roads Maint - Road Sweeping	1,845.00	3,000.00		(1,155.00)
Roads Maint - Signs, cleaning,paint	1,622.23	2,000.00		(377.77)
Roads Maint - Emergency/Other	1,896.97	5,529.00		(3,632.03)
Roads Maintenance (Total)	30,985.32		70,529.00	(39,543.68)
Washroom Repairs - Cleaning Contrac	1,122.63	1,200.00		(77.37)
Washroom Repairs - Bldg Repairs	0.00	200.00		(200.00)
Washroom Repairs - Plumbing Repairs	0.00	200.00		(200.00)
Washroom Repairs (Total)	1,122.63		1,600.00	(477.37)
Water/Sewerage System - Contract	31,856.05	43,000.00		(11,143.95)
Water/Sewerage Sys - Water Testing	1,222.79	3,000.00		(1,777.21)
Water/Sewerage - Call-outs, Mileage	1,793.55	2,000.00		(206.45)
Water/Sewerage - Training	0.00	0.00		0.00
Water/Sewerage - Reservoir Cleaning	2,696.30	500.00		2,196.30
Water/Sewerage - Chlorination Suppl	135.00	500.00		(365.00)
Water/Sewerage - Monitoring	3,780.00	200.00		3,580.00

EXHIBIT A1-A12 [A11]

Water/Sewerage - R&M	6,480.39			500.00		5,980.39
Water/Sewerage - Sewerage Testing	548.63			200.00		348.63
Water/Sewerage System (Total)		48,512.71			49,900.00	(1,387.29)
Gatehouse Refurbishment	0.00			0.00		0.00
Garbage Expansion Area	0.00			0.00		0.00
Garbage Expan & GH Refurb (Total)		0.00			0.00	0.00
Water System Repairs - Well Pumps	5,865.14			500.00		5,365.14
Water System Repairs - Hydrants	0.00			500.00		(500.00)
Water System Repairs - Blending Equ	0.00			500.00		(500.00)
Water System Repairs - Chlorination	0.00			1,500.00		(1,500.00)
Water System Repairs - Reservoir RM	0.00			300.00		(300.00)
Water System- Dist'n Piping Repairs	0.00			1,000.00		(1,000.00)
Water System Repairs (Total)		5,865.14			4,300.00	1,565.14
na	0.00			0.00		0.00
Equipment Repairs - Telephone Box	0.00			700.00		(700.00)
Equipment Repairs - Telephone Poles	0.00			300.00		(300.00)
Equipment Repairs - Miscellaneous	0.00			2,000.00		(2,000.00)
Equipment Repairs (Total)		0.00			3,000.00	(3,000.00)
Storage Unit - Roof Repairs	0.00			8,000.00		(8,000.00)
Storage Unit - Structural Repairs	0.00			500.00		(500.00)
Storage Unit - Painting & Staining	0.00			0.00		0.00
Storage Unit - Strata Owned Lots	0.00			0.00		0.00
Storage Units (Total)		0.00			8,500.00	(8,500.00)
Gate Repair Electronics	0.00			500.00		(500.00)
Gate Repair Hardware	157.64			1,000.00		(842.36)
Gate Repair Labour	1,286.03			500.00		786.03
Gate Repairs Other	0.00			0.00		0.00
Gate Repair (Total)		1,443.67			2,000.00	(556.33)
na		0.00			0.00	0.00
na		0.00			0.00	0.00
Maintenance Expenses (Total)		<u>146,132.86</u>			<u>196,429.00</u>	<u>(50,296.14)</u>
Other Expenses						

EXHIBIT A1-12 [A12]

Repairs Gate Opening Equip't	0.00		0.00	
Repairs Water System Equip't	0.00		0.00	
Repairs Camera/security Equip't	0.00		0.00	
Repairs Telephone Equip't	0.00		0.00	
Repairs Misc. Equip't	0.00		0.00	
Unused	0.00		0.00	
Equipment Repairs (Total)	0.00		0.00	
Snow Removal	0.00		0.00	
Sand	0.00		0.00	
Salt	0.00		0.00	
Trucking and Material	0.00		0.00	
Mowing Ditches	0.00		0.00	
Gatehouse Interior Refurbishment	0.00		0.00	
Prior Years Surplus Applied	0.00	(9,529.00)	9,529.00	
Maintenance Contract	0.00		0.00	
Independent Asset Appraisal	0.00		0.00	
Siren Activated Gate Opener	0.00		0.00	
Easement Expense (Lot 13 & 14)	0.00		0.00	
Irrigation of Septic Field	0.00		0.00	
Transfer to Contingency Reservefund	20,000.00		20,000.00	
Maintenance Contract	20,000.00		10,471.00	9,529.00
Total General & Admin. Expenses	20,000.00		10,471.00	9,529.00
TOTAL EXPENSE	253,841.72		362,123.00	(108,281.28)
NET INCOME	119,486.54		0.00	119,486.54

Generated On: 09/06/2018

July 2 2018 Daily Reservoir Readings

Date	Time	depth	Temp.	Well#1	Well#2	Well#9	Well#13	Res.Flow	total
				27711	50144	44742	6369		
1	800	10.6	12				6382	145850	
2	740	10.6	12				6382	145995	
3	800	10.4	12				6393	146165	
4	730	10.2	12				6467	146325	
5	800	10.0	12				6427	146529	
6	740	10.1	12				6443	146714	
7	740	10.4	12				6458	146898	
8	800	10.2	12				1472	147072	
9	730	9.0	12				6490	147264	
10	800	9.9	12				NOTE-1-25	147463	
11	715	10.3	12				50	147642	
12	700	10.4	12				85	147821	
13	715	10.4	12				116	148008	
14	800	9.9	12				144	148198	
15	750	8.5	12				173	148384	
16	720	9.4	12				274	148555	
17	640	9.1	12				340	148771	
18	735	9.6	12				408	148974	
19	700	9.6	12				473	149164	
20	650	10.4	12				523	149341	
21	700	10.4	12				567	149524	
22	800	10.0	12				605	149702	
23	715	10.0	12				653	149890	
24	725	9.8	13				702	150085	
25	735	9.0	13				750	150279	
26	553	10.8	13				846	150454	
27	810	10.2	13				922	150653	
28	705	10.4	13				984	150829	
29	640	10.8	13				1063	151014	
30	750	9.6	13				1142	151208	
31	820	9.1	13				1295	151397	
Meter Readings									
Total consumption									6950
comments									
Don Buchner									

(7.9)

NOTE-1-INSTALLED NEW METER + VALVE & PRV (June was 4630)
 *TOTAL CONSUMPTION FOR JULY WAS 6950 CM OR 1,529,000 IMP GAL.
 *DAILY AVERAGE WAS 232 CM OR 51,040 GALLONS PER DAY.
 *AFTER ALL THE WORK & EXPENSE WE HAVE PUT INTO THE SYSTEM IN THE LAST TWO MONTHS IT NOW SEEMS TO BE RUNNING VERY WELL.

Don Buchner
 OPERATOR # 6464

Sheet1

July 2018 Daily Residual Chlorine Readings							
Date	reservoir	SL 51	SL 27	Washrooms	SL 201	SL 177	SL 269
1	.2			.2	.2		
2	.2				.2		
3	.2					.2	
4	.2			.2			
5	.2				.2		
6	.2			.2			
7	.2				.2		
8	.2			.2	.2		
9	.2				.2		
10	.2			.2			
11	.2					.2	
12	.2				.2		
13	.2		.2	.2			
14	.2			.2			
15	.2				.2		
16	.2			.2			
17	.2				.2		
18	.2			.2			
19	.2			.2			
20	.2				.2		
21	.2		.2				
22	.2				.2		
23	.2			.2			
24	.2				.2		
25	.2			.2			
26	.2				.2		
27	.2			.2			
28	.2				.2		
29	.2			.2			
30	.2				.2	.2	
31							

Aug. 2 2018 Daily Reservoir Readings

14249

Date	Time	depth	Temp.	Well#1	Well#2	Well#9	Well#13	Res.Flow	total
Meter				27711	52145	47267	1295	1,219	
									7.9
1	8:30	10.0	13				1314	151582	
2	9:00	10.1	13.5			57	1371	151748	166
3	4:00	10.1	13.75			50	1421	151911	163
4	8:45	10.1	13.75			52	1473	152074	163
5	9:00	10.1	14.00			62	1535	152247	173
6	8:50	10.0	14.0			65	1600	152421	174
7	9:00	9.7	14.0			84	1684	152610	189
8	8:50	9.8	14.25			89	1745	152778	168
9	8:50	9.9	14.25			81	1826	152964	186
10	8:50	10.0	14.25			69	1895	153139	175
11	8:50	10.0	14.25		4.5	63	1958	153303	164
12	8:55	10.2	14.25		4.8	32	1990	153423	120
13	9:20	9.9	14.25			65	2055	153629	206
14	9:00	10.2	14.25		3.2	54	2109	153810	181
15	8:50	9.8	14.25		2.8	48	2157	153976	166
16	8:50	10.2	14.5		3.2	54	2211	154154	178
17	9:00	10.2	14.5		2.9	50	2261	154327	173
18	8:50	10.3	14.5		2.6	38	2299	154491	164
19	9:00	10.5	14.5		2.9	58	2357	154669	178
20	9:00	10.2	14.5		2.8	50	2407	154837	168
21	9:00	10.5	14.5		3.3	67	2474	155020	183
22	9:00	10.0	14.5		3.0	41	2515	155187	167
23	8:50	9.9	14.5		2.6	56	2571	155363	176
24	9:00	10.4	14.5		0.0	45	2616	155530	167
25	8:50	10.3	14.5		2.7	31	2647	155692	162
26	9:00	10.5	14.5		-	16	2663	155841	149
27	9:00	10.0	14.5		3.6	17	2680	156016	175
28	9:00	10.3	14.5		3.1	43	2723	156182	168
29	9:00	9.7	14.5		2.9	45	2768	156348	166
30	9:00	10.2	14.5		2.7	46	2814	156508	160
31	9:00	10.1	14.5		3.0	44	2858	156674	166
Meter Readings									
Total consumption						Total	1544 + 5092 =	6636	
comments									
Don Buchner									

- The total usage this month was 6636^{cm} or 1,459,920 Gal. (#13 38825)
- The average daily usage is 221^{cm} or 48,620 IMP. GAL.
- The usage is down slightly from last month, as it should be, and the system as a whole is running very well with no interruptions.
- We still need to persist and pursue the development of well #15.

Don Buchner
OPERATOR # 6464

EXHIBIT B1-B4 [B4]

Copy

Sheet1

Aug. 2018	Daily Residual Chlorine Readings SL 5						SL 269
Date	reservoir	SL 51	SL 27	Washrooms	SL 201	SL 177	SL 269
1	.2						.2
2	.2			.2			.2
3	.2						.2
4	.2						.2
5	.2			.2			.2
6	.2						.2
7	.2						.2
8	.2						.2
9	.2						.2
10	.2						.2
11	.2						.2
12	.2						.2
13	.2						.2
14	.2						.2
15	.2						.2
16	.2						.2
17	.2						.2
18	.2						.2
19	.2						.2
20	.2						.2
21	.2						.2
22	.2						.2
23	.2						.2
24	.2						.2
25	.2						.2
26	.2						.2
27	.2						.2
28	.2						.2
29	.2						.2
30	.2						.2
31	.2						.2

1617
Lewis Ln.



AGENDA OF A REGULAR MEETING

STRATA COUNCIL VIS4673

Thursday, September 13th, 2018 [Start Time 6:30PM]

1621 Meadowood Way, Qualicum Beach, Little Qualicum River Village

1. Call to Order
2. Approval of Agenda
3. Approval of Previous Minutes from July 16th, 2018
4. Treasurer's Report
5. Old Business
 - a.) Review Water System Timeline
 - b.) Expenditures for Approval
 - c.) Notice of Civil Claim Suit – Noel Stephen & Judith Munkholm
 - d.) Civil Resolution Tribunals
 - e.) Telus Update
 - f.) 2017-2018 Task List
 - g.) Annual General Meeting Planning
6. Bylaw Enforcement
7. Reports
 - a.) Design Review Committee
 - b.) Common Property
 - c.) Emergency Preparedness
 - d.) Correspondence
8. Significant Events
 - a.) Village Community Events
 - b.) Corcan-Meadowood Residents Association Report
9. New Business
 - a.) Telephone Situation (In Camera)
10. Next Meeting Date
11. Adjournment