

MINUTES REGULAR STRATA COUNCIL MEETING

2021-03-11 via Zoom



Participants: Larry H., Chair; Suzan C., Treasurer; Tannis M.C., Secretary; Hugh J., WWMR (late joining meeting); Suzanne L. Vice-Chair/Bylaws; Violet V., Landscaping Officer; Bob M., Maintenance Officer.

A. Meeting called to order by the Chair at 10:10.

B. Approval of Agenda

MOTION: (Landscaping) To adopt the Agenda of Strata Council Meeting March 11, 2021 as circulated.
SECONDED (Treasurer)
CARRIED 6 OF 6

C. Approval of Minutes

MOTION: (Maintenance) To adopt the Minutes of Strata Council Meeting held January 28, 2021 as circulated.
SECONDED (Landscaping)
CARRIED 6 OF 6

D. Acceptance of Reports

MOVED: (Landscaping) To accept the Reports of the Strata Council members as circulated.
SECONDED (Treasurer)
CARRIED 7 OF 7

E. Unfinished Business

WWMR joined meeting

E.1. (Vice Chair/Bylaws) The Bylaws committee met last week with our lawyer. After answering a few questions and clarifying some items, the lawyer is now preparing the first draft for the Bylaw Committee. If things proceed according to schedule, the Bylaw committee hopes to have the changes ready for a LLE owners Special General Meeting (SGM) via zoom in May.

E.2. (Landscaping) In preparation for the completion of the driveway entrance upgrade project, Landscaping will be purchasing the remainder of the plants and some fine mulch. Landscaping will be sending out a notice to the owners requesting volunteers for different work parties, starting with the weeding.

F. Unfinished Business

F.1. (Chair) Council discussed the merits of solar panels and their positive use in LLE's commitment of going green.

F.2. (Chair) Pricing will be obtained for a bench and/or a lighthouse and plaque, to be installed in memoriam of LLE residents. The results will be brought forth for approval by owners at the next AGM.

F.3. (Landscaping) The unsightly hedge outside Unit 19's fence needs to be removed. Since it impacts immediate neighbours, input on whether or not to replace the hedge, and with what types of shrubs, will be obtained from surrounding residents.

MOTION: (Landscaping) Landscaping is authorized to get a quotation from our landscape contractor for the removal of the hedge by unit 19 and to prepare a plan for replacement of all or part of the hedge. Landscaping will bring this information to Council at the next meeting for approval.

SECONDED (Maintenance)

CARRIED 7 OF 7

F.4. (Landscaping) Landscaping will contact an arborist regarding the inspection of the trees within LLE, in particular the ditch area and the large trees by unit 28. Landscaping will also look into the options available for trimming the low tree branches across the road from Units 1 to 6, and 8 and 11.

F.5. (Landscaping) Maintenance and landscaping will inspect the access road to Milligan's pond to see what can be done to help prevent it from being a quagmire.

F.6. (Landscaping) Landscaping will speak with Ron LaRoy to discuss and set up a new watering schedule for the front entrance lawns. Council agreed that the new watering schedule should commence as soon as watering is required. Landscaping will bring the new schedule to council at the next meeting. Monitoring for negative impact on the septic field will be ongoing.

G. Next meeting May 13, 2020 via Zoom at 10:00 hours.

H. Adjourn 11:16 hours.

Lighthouse Landing Estates VIS5801
Strata Council Reports,
March 09, 2021

Chair

- Nothing to report

Vice Chair

- Nothing to report

Secretary

- Nothing to report

Treasurer

- Treasurer's Report: I completed the WorkSafeBC report for last year online. Since we owed less than \$5, we do not need to pay it until next year.

Maintenance

- We have had one clearing to snow from roadways this winter. Thanks to the markers setup by Dave (unit 11), there appears to be little damage to curbs and lawn areas.
- Still fighting a water leak through the kitchen exhaust fan and down the wall of unit 30. A roofer and appliance repair man have investigated and suggested the problem may be condensation in the exhaust pipe. This will be investigated by Nelsons Roofing and Sheet metal.
- Leaded window in front door of unit 30 has fogged. The owner wants a better match than first suggested and is investigating possible options. The owner suggested that this may be covered by warranty on the door and she is willing to investigate this possibility.
- Paul Parker (unit 6) has offered to take on the position of LLE handyman. Paul has carpentry experience as a 2nd year apprentice. Thanks Paul for your willingness to take on this position.
- A roof leak in unit 7 was investigated by Roof It roofing contractor. A crack in a roof vent was thought to be the cause and a temporary patch was made. The owner and roofer will keep an eye on this and if it fixes the problem the roofer will install a new roof vent.

Landscape

- Nothing to report

Waste Water Management

- Nothing to report

Balance Sheet - LLE - As of 2021-02-28

(in Canadian Dollars) (Cash Basis)

2021-03-09

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Account	2021-02-28 Balance
ASSETS	
Cash and Bank Accounts	
CRF Chequing	65,869.52
OPERATING Chq	20,796.68
UBCU Membership Shares	36.83
UBCU Money Max	13.01
UBCU RV Fund	1,237.29
CCCU Member Shares	5.15
Petty Cash	200.00
TOTAL Cash and Bank Accounts	88,158.48
Other Assets	
CRF 003 GIC **7155	0.00
CRF 004 GIC **7171	0.00
CRF 005 GIC **7205	0.00
CRF 006 GIC **7130	22,715.24
CRF 007 GIC **7098	0.00
CRF 008 GIC **8417	45,794.54
CRF 3YR Rising Rate GIC	21,219.47
CRF 5YR GIC	10,403.28
UBCU Septic Bond RESTRICTED	50,000.00
TOTAL Other Assets	150,132.53
TOTAL ASSETS	238,291.01
LIABILITIES & EQUITY	
LIABILITIES	0.00
EQUITY	238,291.01
TOTAL LIABILITIES & EQUITY	238,291.01

CRF report - LLE - As of 2021-03-09

(in Canadian Dollars)

2021-03-09

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Account	2021-03-09 Balance
Bank Accounts	
CRF Chequing	68,414.52
TOTAL Bank Accounts	68,414.52
Asset Accounts	
CRF 003 GIC **7155	0.00
CRF 004 GIC **7171	0.00
CRF 005 GIC **7205	0.00
CRF 006 GIC **7130	22,715.24
CRF 007 GIC **7098	0.00
CRF 008 GIC **8417	45,794.54
CRF 3YR Rising Rate GIC	21,219.47
CRF 5YR GIC	10,403.28
TOTAL Asset Accounts	100,132.53
OVERALL TOTAL	168,547.05

Cheques written - LLE

2021-01-01 through 2021-02-28 (in Canadian Dollars) (Cash Basis)

2021-03-09

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Date	Category	Memo	Amount
EXPENSES			-8,328.76
Caft Admin Fee			-106.96
2021-01-01	310 ADMIN 9284:315...	CAFT Admin Fee	-53.48
2021-02-01	310 ADMIN 9284:315...	CAFT Admin Fee	-53.48
Core Water Management Ltd			-1,801.49
2021-01-29	--Split--	Invoice #1738	-698.25
2021-02-02	--Split--	Invoice #1755	-1,103.24
Interac E-transfer Debit			-139.41
2021-02-12	310 ADMIN 9284:322...	Gift basket unit 14	-67.19
2021-02-17	310 ADMIN 9284:322...	Gift Basket unit 28	-72.22
Jim's Mowing			-5,658.10
2021-01-01	450 LANDSCAPING ...	monthly payment	-2,829.05
2021-02-01	450 LANDSCAPING ...	monthly payment	-2,829.05
Pre Auth Deep			-117.00
2021-02-08	500 UTILITIES 9220:...	Pre-Auth Debit DEE...	-39.00
2021-02-08	500 UTILITIES 9220:...	Pre-Auth Debit DEE...	-39.00
2021-02-08	500 UTILITIES 9220:...	Pre-Auth Debit DEE...	-39.00
Pre Auth Strata			-266.48
2021-01-19	500 UTILITIES 9220:...	Pre-Auth Debit STR...	-136.00
2021-02-17	500 UTILITIES 9220:...	Pre-Auth Debit STR...	-130.48
Service Charge			-4.50
2021-01-29	310 ADMIN 9284:315...	Service Charge	-1.50
2021-02-12	310 ADMIN 9284:315...	Service Charge	-1.50
2021-02-17	310 ADMIN 9284:315...	Service Charge	-1.50
Suzanne LaRoy			-204.49
2021-01-29	310 ADMIN 9284:322...	Zoom fees	-204.49
TELUS			-30.33
2021-02-01	700 WWM (Septic) 9...	190315034210THE ...	-30.33
OVERALL TOT...			-8,328.76

Budget LLE - Year to Date

2020-08-01 through 2021-03-09 Using LLE 2020- 21 (in Canadian Dollars)

2021-03-09

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Category	Actual	2020 August Budget	Difference	Actual	2020 September Budget	Difference	Actual	2020 October Budget	Difference	Actual
EXPENSES	4,059.59	6,831.66	2,772.07	5,081.02	9,944.66	4,863.64	6,575.76	5,720.66	-855.10	8,384.00
310 ADMIN 9284	333.48	335.00	1.52	466.30	535.00	68.70	680.33	610.00	-70.33	381.15
315 Bank Charges	53.48	55.00	1.52	53.48	55.00	1.52	53.48	55.00	1.52	53.48
320 Office expenses	0.00	0.00	0.00	132.82	100.00	-32.82	92.61	175.00	82.39	25.27
322 General Admin	0.00	0.00	0.00	0.00	100.00	100.00	61.55	100.00	38.45	22.40
323 Depreciation Report	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
330 VISOA	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
335 Honorariums	280.00	280.00	0.00	280.00	280.00	0.00	280.00	280.00	0.00	280.00
340 Operating Contingency	0.00	0.00	0.00	0.00	0.00	0.00	192.69	0.00	-192.69	0.00
350 INSURANCE 8690	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
400 MAINTENANCE 8960	27.57	187.00	159.43	0.00	187.00	187.00	281.04	187.00	-94.04	3,591.75
405 Contractor work	0.00	50.00	50.00	0.00	50.00	50.00	0.00	50.00	50.00	1,496.25
410 Repairs Parts	27.57	90.00	62.43	0.00	90.00	90.00	189.04	90.00	-99.04	0.00
415 Maint. Labour	0.00	42.00	42.00	0.00	42.00	42.00	25.00	42.00	17.00	50.00
417 Mileage for maintenance	0.00	5.00	5.00	0.00	5.00	5.00	42.00	5.00	-37.00	0.00
420 Gutters	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,045.50
425 Snow Removal	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
430 Maintenance - other	0.00	0.00	0.00	0.00	0.00	0.00	25.00	0.00	-25.00	0.00
450 LANDSCAPING 8960	2,746.66	2,986.66	240.00	2,865.34	5,986.66	3,121.32	4,704.81	3,646.66	-1,058.15	2,746.66
451 Landscaping general	0.00	0.00	0.00	28.68	3,000.00	2,971.32	1,640.55	800.00	-840.55	0.00
455 Groundskeeping	2,746.66	2,746.66	0.00	2,746.66	2,746.66	0.00	2,746.66	2,746.66	0.00	2,746.66
461 Sprinkler maint. & parts	0.00	100.00	100.00	0.00	100.00	100.00	15.86	100.00	84.14	0.00
462 Sprinklers labour	0.00	100.00	100.00	50.00	100.00	50.00	75.00	0.00	-75.00	0.00
463 Mileage for Irrigation	0.00	40.00	40.00	40.00	40.00	0.00	29.70	0.00	-29.70	0.00
500 UTILITIES 9220	694.78	466.00	-228.78	129.00	129.00	0.00	223.00	217.00	-6.00	557.26
510 Water	565.78	337.00	-228.78	0.00	0.00	0.00	0.00	0.00	0.00	428.26
520 BC Hydro	129.00	129.00	0.00	129.00	129.00	0.00	129.00	129.00	0.00	129.00
530 Utility Trailer	0.00	0.00	0.00	0.00	0.00	0.00	94.00	88.00	-6.00	0.00
700 WWM (Septic) 9220	257.10	2,857.00	2,599.90	1,620.38	3,107.00	1,486.62	686.58	1,060.00	373.42	1,107.18
701 Core Water	0.00	656.00	656.00	1,312.50	656.00	-656.50	656.25	656.00	-0.25	656.25
705 Core Water callouts	0.00	65.00	65.00	104.48	65.00	-39.48	0.00	65.00	65.00	0.00
705 Lab Analysis	0.00	105.00	105.00	0.00	355.00	355.00	0.00	105.00	105.00	354.23
720 Collection System	205.63	500.00	294.37	0.00	750.00	750.00	0.00	0.00	0.00	66.37
725 Treatment System	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
730 Disposal	21.14	0.00	-21.14	0.00	1,040.00	1,040.00	0.00	0.00	0.00	0.00
740 Communication & Control	30.33	31.00	0.67	0.00	31.00	31.00	30.33	31.00	0.67	30.33
750 Emergency power (generator)	0.00	0.00	0.00	0.00	210.00	210.00	0.00	0.00	0.00	0.00
760 Ministry of Environment	0.00	0.00	0.00	203.40	0.00	-203.40	0.00	203.00	203.00	0.00
765 EOCP (every three years)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
770 Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
780 WWTP Contingency	0.00	1,500.00	1,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
800 CRF Disbursements 8961	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
810 Painting	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Net Difference:	-4,059.59	-6,831.66	2,772.07	-5,081.02	-9,944.66	4,863.64	-6,575.76	-5,720.66	-855.10	-8,384.00

Budget LLE - Year to Date

2020-08-01 through 2021-03-09 Using LLE 2020- 21 (in Canadian Dollars)

2021-03-09

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Category	2020 November Budget	Difference	Actual	2020 December Budget	Difference	Actual	2021 January Budget	Difference	Actual	2021 February Budget
EXPENSES	9,124.66	740.66	32,984.25	48,879.66	15,895.41	4,202.77	5,184.66	981.89	4,685.99	6,201.66
310 ADMIN 9284	2,660.00	2,278.85	438.00	22,335.00	21,897.00	539.47	335.00	-204.47	475.89	1,235.00
315 Bank Charges	55.00	1.52	54.98	55.00	0.02	54.98	55.00	0.02	56.48	55.00
320 Office expenses	25.00	-0.27	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
322 General Admin	2,000.00	1,977.60	103.02	0.00	-103.02	204.49	0.00	-204.49	139.41	900.00
323 Depreciation Report	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
330 VISOA	300.00	300.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
335 Honorariums	280.00	0.00	280.00	280.00	0.00	280.00	280.00	0.00	280.00	280.00
340 Operating Contingency	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
350 INSURANCE 8690	0.00	0.00	27,080.00	22,000.00	-5,080.00	0.00	0.00	0.00	0.00	0.00
400 MAINTENANCE 8960	2,395.00	-1,196.75	866.68	187.00	-679.68	0.00	1,117.00	1,117.00	0.00	1,117.00
405 Contractor work	50.00	-1,446.25	701.40	50.00	-651.40	0.00	50.00	50.00	0.00	50.00
410 Repairs Parts	90.00	90.00	115.28	90.00	-25.28	0.00	90.00	90.00	0.00	90.00
415 Maint. Labour	42.00	-8.00	50.00	42.00	-8.00	0.00	42.00	42.00	0.00	42.00
417 Mileage for maintenance	5.00	5.00	0.00	5.00	5.00	0.00	5.00	5.00	0.00	5.00
420 Gutters	2,208.00	162.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
425 Snow Removal	0.00	0.00	0.00	0.00	0.00	0.00	930.00	930.00	0.00	930.00
430 Maintenance - other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
450 LANDSCAPING 8960	2,746.66	0.00	2,746.66	2,746.66	0.00	2,829.05	2,746.66	-82.39	2,829.05	2,746.66
451 Landscaping general	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
455 Groundskeeping	2,746.66	0.00	2,746.66	2,746.66	0.00	2,829.05	2,746.66	-82.39	2,829.05	2,746.66
461 Sprinkler maint. & parts	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
462 Sprinklers labour	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
463 Mileage for Irrigation	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
500 UTILITIES 9220	466.00	-91.26	136.00	129.00	-7.00	136.00	129.00	-7.00	247.48	246.00
510 Water	337.00	-91.26	0.00	0.00	0.00	0.00	0.00	0.00	117.00	117.00
520 BC Hydro	129.00	0.00	136.00	129.00	-7.00	136.00	129.00	-7.00	130.48	129.00
530 Utility Trailer	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
700 WWM (Septic) 9220	857.00	-250.18	1,716.91	1,482.00	-234.91	698.25	857.00	158.75	1,133.57	857.00
701 Core Water	656.00	-0.25	656.25	656.00	-0.25	656.25	656.00	-0.25	656.25	656.00
705 Core Water callouts	65.00	65.00	0.00	65.00	65.00	42.00	65.00	23.00	446.99	65.00
705 Lab Analysis	105.00	-249.23	0.00	355.00	355.00	0.00	105.00	105.00	0.00	105.00
720 Collection System	0.00	-66.37	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
725 Treatment System	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
730 Disposal	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
740 Communication & Control	31.00	0.67	60.66	31.00	-29.66	0.00	31.00	31.00	30.33	31.00
750 Emergency power (generator)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
760 Ministry of Environment	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
765 EOCP (every three years)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
770 Insurance	0.00	0.00	1,000.00	375.00	-625.00	0.00	0.00	0.00	0.00	0.00
780 WWTP Contingency	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
800 CRF Disbursements 8961	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
810 Painting	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Net Difference:	-9,124.66	740.66	-32,984.25	-48,879.66	15,895.41	-4,202.77	-5,184.66	981.89	-4,685.99	-6,201.66

Budget LLE - Year to Date

2020-08-01 through 2021-03-09 Using LLE 2020- 21 (in Canadian Dollars)

2021-03-09

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Category	Difference	Actual	2021 March Budget	Difference	2020-08-01 Actual	- Budget	2021-03-09 Difference
EXPENSES	1,515.67	4,033.82	1,291.84	-2,741.98	70,007.20	93,179.46	23,172.26
310 ADMIN 9284	759.11	333.48	153.87	-179.61	3,648.10	28,198.87	24,550.77
315 Bank Charges	-1.48	53.48	15.97	-37.51	433.84	400.97	-32.87
320 Office expenses	0.00	0.00	0.00	0.00	250.70	300.00	49.30
322 General Admin	760.59	0.00	0.00	0.00	530.87	3,100.00	2,569.13
323 Depreciation Report	0.00	0.00	0.00	0.00	0.00	0.00	0.00
330 VISOA	0.00	0.00	56.61	56.61	0.00	356.61	356.61
335 Honorariums	0.00	280.00	81.29	-198.71	2,240.00	2,041.29	-198.71
340 Operating Contingency	0.00	0.00	0.00	0.00	192.69	0.00	-192.69
350 INSURANCE 8690	0.00	0.00	0.00	0.00	27,080.00	22,000.00	-5,080.00
400 MAINTENANCE 8960	1,117.00	0.00	54.29	54.29	4,767.04	5,431.29	664.25
405 Contractor work	50.00	0.00	14.52	14.52	2,197.65	364.52	-1,833.13
410 Repairs Parts	90.00	0.00	26.13	26.13	331.89	656.13	324.24
415 Maint. Labour	42.00	0.00	12.19	12.19	125.00	306.19	181.19
417 Mileage for maintenance	5.00	0.00	1.45	1.45	42.00	36.45	-5.55
420 Gutters	0.00	0.00	0.00	0.00	2,045.50	2,208.00	162.50
425 Snow Removal	930.00	0.00	0.00	0.00	0.00	1,860.00	1,860.00
430 Maintenance - other	0.00	0.00	0.00	0.00	25.00	0.00	-25.00
450 LANDSCAPING 8960	-82.39	2,829.05	797.42	-2,031.63	24,297.28	24,404.04	106.76
451 Landscaping general	0.00	0.00	0.00	0.00	1,669.23	3,800.00	2,130.77
455 Groundskeeping	-82.39	2,829.05	797.42	-2,031.63	22,220.45	20,024.04	-2,196.41
461 Sprinkler maint. & parts	0.00	0.00	0.00	0.00	15.86	300.00	284.14
462 Sprinklers labour	0.00	0.00	0.00	0.00	125.00	200.00	75.00
463 Mileage for Irrigation	0.00	0.00	0.00	0.00	69.70	80.00	10.30
500 UTILITIES 9220	-1.48	0.00	37.45	37.45	2,123.52	1,819.45	-304.07
510 Water	0.00	0.00	0.00	0.00	1,111.04	791.00	-320.04
520 BC Hydro	-1.48	0.00	37.45	37.45	918.48	940.45	21.97
530 Utility Trailer	0.00	0.00	0.00	0.00	94.00	88.00	-6.00
700 WWM (Septic) 9220	-276.57	871.29	248.81	-622.48	8,091.26	11,325.81	3,234.55
701 Core Water	-0.25	656.25	190.45	-465.80	5,250.00	4,782.45	-467.55
705 Core Water callouts	-381.99	107.52	18.87	-88.65	700.99	473.87	-227.12
705 Lab Analysis	105.00	107.52	30.48	-77.04	461.75	1,265.48	803.73
720 Collection System	0.00	0.00	0.00	0.00	272.00	1,250.00	978.00
725 Treatment System	0.00	0.00	0.00	0.00	0.00	0.00	0.00
730 Disposal	0.00	0.00	0.00	0.00	21.14	1,040.00	1,018.86
740 Communication & Control	0.67	0.00	9.00	9.00	181.98	226.00	44.02
750 Emergency power (generator)	0.00	0.00	0.00	0.00	0.00	210.00	210.00
760 Ministry of Environment	0.00	0.00	0.00	0.00	203.40	203.00	-0.40
765 EOCP (every three years)	0.00	0.00	0.00	0.00	0.00	0.00	0.00
770 Insurance	0.00	0.00	0.00	0.00	1,000.00	375.00	-625.00
780 WWTP Contingency	0.00	0.00	0.00	0.00	0.00	1,500.00	1,500.00
800 CRF Disbursements 8961	0.00	0.00	0.00	0.00	0.00	0.00	0.00
810 Painting	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Net Difference:	1,515.67	-4,033.82	-1,291.84	-2,741.98	-70,007.20	-93,179.46	23,172.26



Your Project #: Lighthouse landing
Your C.O.C. #: G143716

Attention: James McKerr

The Owners, VIS 5801, Lighthouse Landing Estates
PO Box 87
Bowser, BC
Canada V0R 1G0

Report Date: 2021/03/02
Report #: R2992130
Version: 1 - Final

CERTIFICATE OF ANALYSIS

BV LABS JOB #: C111391

Received: 2021/02/23, 15:05

Sample Matrix: Water
Samples Received: 1

Analyses	Quantity	Date	Date	Laboratory Method	Analytical Method
		Extracted	Analyzed		
Biochemical Oxygen Demand (1)	1	2021/02/25	2021/03/02	BBY6SOP-00045	SM 23 5210 B m
Total Suspended Solids (NFR) (1)	1	2021/02/26	2021/03/01	BBY6SOP-00034	SM 23 2540 D m

Remarks:

Bureau Veritas is accredited to ISO/IEC 17025 for specific parameters on scopes of accreditation. Unless otherwise noted, procedures used by Bureau Veritas are based upon recognized Provincial, Federal or US method compendia such as CCME, MELCC, EPA, APHA.

All work recorded herein has been done in accordance with procedures and practices ordinarily exercised by professionals in Bureau Veritas' profession using accepted testing methodologies, quality assurance and quality control procedures (except where otherwise agreed by the client and Bureau Veritas in writing). All data is in statistical control and has met quality control and method performance criteria unless otherwise noted. All method blanks are reported; unless indicated otherwise, associated sample data are not blank corrected. Where applicable, unless otherwise noted, Measurement Uncertainty has not been accounted for when stating conformity to the referenced standard.

Bureau Veritas liability is limited to the actual cost of the requested analyses, unless otherwise agreed in writing. There is no other warranty expressed or implied. Bureau Veritas has been retained to provide analysis of samples provided by the Client using the testing methodology referenced in this report. Interpretation and use of test results are the sole responsibility of the Client and are not within the scope of services provided by Bureau Veritas, unless otherwise agreed in writing. Bureau Veritas is not responsible for the accuracy or any data impacts, that result from the information provided by the customer or their agent.

Solid sample results, except biota, are based on dry weight unless otherwise indicated. Organic analyses are not recovery corrected except for isotope dilution methods.

Results relate to samples tested. When sampling is not conducted by Bureau Veritas, results relate to the supplied samples tested.

This Certificate shall not be reproduced except in full, without the written approval of the laboratory.

Reference Method suffix "m" indicates test methods incorporate validated modifications from specific reference methods to improve performance.

* RPDs calculated using raw data. The rounding of final results may result in the apparent difference.

(1) This test was performed by BV Labs Vancouver



Your Project #: Lighthouse landing
Your C.O.C. #: G143716

Attention: James McKerr

The Owners, VIS 5801, Lighthouse Landing Estates
PO Box 87
Bowser, BC
Canada V0R 1G0

Report Date: 2021/03/02
Report #: R2992130
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CERTIFICATE OF ANALYSIS

BV LABS JOB #: C111391

Received: 2021/02/23, 15:05

Encryption Key

Please direct all questions regarding this Certificate of Analysis to your Project Manager.
Customer Solutions, Western Canada Customer Experience Team
Email: customersolutionswest@bureauveritas.com
Phone# (833) 282-5227

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BUREAU
VERITAS

BV Labs Job #: C111391
Report Date: 2021/03/02

The Owners, VIS 5801, Lighthouse Landing Estates
Client Project #: Lighthouse landing

RESULTS OF CHEMICAL ANALYSES OF WATER

BV Labs ID		ZI9913		
Sampling Date		2021/02/23 09:10		
COC Number		G143716		
	UNITS	EFFLUENT	RDL	QC Batch
Demand Parameters				
Biochemical Oxygen Demand	mg/L	3.9	2.0	A164945
Misc. Inorganics				
Total Suspended Solids	mg/L	2.0	1.0	A166106
RDL = Reportable Detection Limit				



**BUREAU
VERITAS**

BV Labs Job #: C111391

Report Date: 2021/03/02

The Owners, VIS 5801, Lighthouse Landing Estates

Client Project #: Lighthouse landing

GENERAL COMMENTS

Results relate only to the items tested.



QUALITY ASSURANCE REPORT

QA/QC Batch	Init	QC Type	Parameter	Date Analyzed	Value	Recovery	UNITS	QC Limits
A164945	KRA	Spiked Blank	Biochemical Oxygen Demand	2021/03/02		97	%	85 - 115
A164945	KRA	Method Blank	Biochemical Oxygen Demand	2021/03/02	<2.0		mg/L	
A164945	KRA	RPD	Biochemical Oxygen Demand	2021/03/02	15		%	20
A166106	BTM	Matrix Spike	Total Suspended Solids	2021/03/01		106	%	80 - 120
A166106	BTM	Spiked Blank	Total Suspended Solids	2021/03/01		104	%	80 - 120
A166106	BTM	Method Blank	Total Suspended Solids	2021/03/01	<1.0		mg/L	
A166106	BTM	RPD	Total Suspended Solids	2021/03/01	13		%	20

Duplicate: Paired analysis of a separate portion of the same sample. Used to evaluate the variance in the measurement.

Matrix Spike: A sample to which a known amount of the analyte of interest has been added. Used to evaluate sample matrix interference.

Spiked Blank: A blank matrix sample to which a known amount of the analyte, usually from a second source, has been added. Used to evaluate method accuracy.

Method Blank: A blank matrix containing all reagents used in the analytical procedure. Used to identify laboratory contamination.



BUREAU
VERITAS

BV Labs Job #: C111391
Report Date: 2021/03/02

The Owners, VIS 5801, Lighthouse Landing Estates
Client Project #: Lighthouse landing

VALIDATION SIGNATURE PAGE

The analytical data and all QC contained in this report were reviewed and validated by the following individual(s).

A handwritten signature in black ink, appearing to be "David Huang", written over a horizontal line.

David Huang, M.Sc., P.Chem., QP, Scientific Services Manager

BV Labs has procedures in place to guard against improper use of the electronic signature and have the required "signatories", as per ISO/IEC 17025, signing the reports. For Service Group specific validation please refer to the Validation Signature Page.



*CORE WATER
MANAGEMENT LTD*

www.corewater.ca

Water and Wastewater Management Specialist

**2020 QUARTERLY REPORT
Lighthouse Landing**

PE-15672 2020 Q4 Mx DATA

Prepared by Core Water Management Ltd

Core Water Management Ltd
Jim McKerr
604-849-2159
Email: james@corewater.ca

LAB RESULTS**Monthly Effluent Samples**

			Effluent from Duplex Sump (required monthly - E239358)	
Report #	Sampling Date	Report Date	BOD - 5 day (mg/L)	TSS (mg/L)
C078899	27-Oct-20	3-Nov-20	<2.0	1.6
C087548	26-Nov-20	3-Dec-20	3.4	2
C095423	30-Dec-20	7-Jan-21	4	2

Quarterly Drainfield Samples**Observation Well A**

			Observation Well A (required quarterly)		
Report #	Sampling Date	Report Date	FC (CFU/100mL)	Nitrate (mg/L)	Total Phosphorus (mg/L)
C068133	21-Sep-20	28-Sep-20	<1	4.8	0.019

Note: Monitoring well was dry, therefore no sample could be collected

Curtain Drain B

			Curtain Drain Port B (required quarterly)		
Report #	Sampling Date	Report Date	FC (CFU/100mL)	Nitrate (mg/L)	Total Phosphorus (mg/L)
C095423	30-Dec-20	7-Jan-21	4	7.45	0.0048

PIESOMETRIC GROUNDWATER LEVELS (Required November – March)

Date	Drainfield B		Drainfield A	
	Well C	Well D	Well E	Well F
	Level (inches)	Level (inches)	Level (inches)	Level (inches)
15-Dec-20	Dry	42	Dry	Dry

EFFLUENT DISCHARGE VOLUME (Based on flow meter readings collected every 24 hrs)

Date	Turbidity (NTU)	Discharge to Field in Last 24 hrs (USG)	Converted to m3	Monthly Totals (m3)	Total Daily Precipitation (mm)	Monthly Totals (mm)
01-Oct-20		4123	15.61		0	
02-Oct-20		4543	17.20		0	
03-Oct-20		4543	17.20		0	
04-Oct-20		3639	13.78		0.4	
05-Oct-20		4137	15.66		0.2	
06-Oct-20	0.852	4158	15.74		0	
07-Oct-20		4285	16.22		0	
08-Oct-20		4285	16.22		Trace	
09-Oct-20		3490	13.21		9.4	
10-Oct-20		4376	16.56		1.2	
11-Oct-20		5829	22.07		25.4	
12-Oct-20		4846	18.34		0	
13-Oct-20		6422	24.31		21	
14-Oct-20	1.09	7105	26.90		Trace	
15-Oct-20		5489	20.78		0.8	
16-Oct-20		4616	17.47		0.6	
17-Oct-20		5277	19.98		5.2	
18-Oct-20		5011	18.97		11.4	
19-Oct-20		4627	17.52		0.4	
20-Oct-20		4627	17.52		0	
21-Oct-20	0.964	4648	17.59		0	
22-Oct-20		4648	17.59		0	
23-Oct-20		4430	16.77		16.2	
24-Oct-20		4708	17.82		0	
25-Oct-20		4919	18.62		0	
26-Oct-20		5320	20.14		0.6	
27-Oct-20	1.1	4842	18.33		0	
28-Oct-20		4842	18.33		0	

Date	Turbidity (NTU)	Discharge to Field in Last 24 hrs (USG)	Converted to m3	Monthly Totals (m3)	Total Daily Precipitation (mm)	Monthly Totals (mm)
29-Oct-20		4844	18.34		0.8	
30-Oct-20		4569	17.30		8	
31-Oct-20		4809	18.20	560.27	0	101.60
01-Nov-20		4336	16.41		0	
02-Nov-20		4336	16.41		1.6	
03-Nov-20	1.13	4574	17.31		22.4	
04-Nov-20		5638	21.34		7.4	
05-Nov-20		5926	22.43		0.6	
06-Nov-20		5858	22.17		0	
07-Nov-20		5563	21.06		0	
08-Nov-20		5563	21.06		0	
09-Nov-20		5394	20.42		3.2	
10-Nov-20		5106	19.33		4	
11-Nov-20		4968	18.81		Trace	
12-Nov-20		4667	17.67		6	
13-Nov-20	1.32	5047	19.10		16.4	
14-Nov-20		5047	19.10		10.8	
15-Nov-20		5448	20.62		4.8	
16-Nov-20		5653	21.40		25.4	
17-Nov-20	4.35	11638	44.05		8	
18-Nov-20		10546	39.92		9	
19-Nov-20		7307	27.66		0.4	
20-Nov-20		5920	22.41		1.6	
21-Nov-20		6750	25.55		0	
22-Nov-20		4682	17.72		2	
23-Nov-20		4682	17.72		1.2	
24-Nov-20		4920	18.62		12.8	
25-Nov-20		4920	18.62		0	
26-Nov-20	2.52	5212	19.73		Trace	
27-Nov-20		3135	11.87		13	

Date	Turbidity (NTU)	Discharge to Field in Last 24 hrs (USG)	Converted to m3	Monthly Totals (m3)	Total Daily Precipitation (mm)	Monthly Totals (mm)
28-Nov-20		7695	29.13		0	
29-Nov-20		7695	29.13		3.6	
30-Nov-20		6521	24.68	661.49	14.6	168.80
01-Dec-20	3.56	8020	30.36		0	
02-Dec-20		6462	24.46		0	
03-Dec-20		5017	18.99		1.4	
04-Dec-20		5017	18.99		0	
05-Dec-20		6012	22.76		Trace	
06-Dec-20		5181	19.61		0.8	
07-Dec-20		6227	23.57		20.6	
08-Dec-20	3.41	7338	27.78		0.2	
09-Dec-20		7520	28.47		Trace	
10-Dec-20		5468	20.70		0.2	
11-Dec-20		6199	23.47		5.8	
12-Dec-20		5845	22.13		0	
13-Dec-20		5721	21.66		14.6	
14-Dec-20		5721	21.66		3	
15-Dec-20	5.71	5503	20.83		16.6	
16-Dec-20		5503	20.83		19	
17-Dec-20		7764	29.39		3	
18-Dec-20		7135	27.01		26	
19-Dec-20		8971	33.96		7.4	
20-Dec-20		7660	29.00		0	
21-Dec-20	2.69	8006	30.31		10.8	
22-Dec-20		8576	32.46		0	
23-Dec-20		5618	21.27		0	
24-Dec-20		5618	21.27		0	
25-Dec-20		5563	21.06		16.8	
26-Dec-20		5563	21.06		14.6	
27-Dec-20		7456	28.22		10.4	

Date	Turbidity (NTU)	Discharge to Field in Last 24 hrs (USG)	Converted to m3	Monthly Totals (m3)	Total Daily Precipitation (mm)	Monthly Totals (mm)
28-Dec-20		6461	24.46		2.2	
29-Dec-20		6461	24.46		7.2	
30-Dec-20	3.59	6812	25.79		30.6	
31-Dec-20		11527	43.63	779.59	9.2	220.40