

MINUTES REGULAR STRATA COUNCIL MEETING

2022-07-06 via Zoom



Participants: Gillian Taccogna, Chair; Suzan Chamney, Treasurer; Tannis Charest, Secretary; Violet Van Hees, Landscaping Officer; Paul Parker, Maintenance Officer, Hugh Jackson, WWMR; Adrian Johnston, Vice-Chair/Bylaws via Zoom.

A. Meeting called to order by the Chair at 09:32 hours.

B. Approval of Agenda

MOTION: (Vice Chair/Bylaws) To adopt the Agenda of Strata Council Meeting July 6, 2022, as circulated.

SECONDED (Treasurer)

CARRIED 7 of 7

C. Approval of Minutes

MOTION: (Landscaping) To approve the Minutes of Strata Council Meeting held June 5, 2022, as circulated.

SECONDED (Maintenance)

CARRIED 7 of 7

D. Acceptance of Reports

MOVED: (Landscaping) To accept the Reports and financial statements from the Strata Council members as circulated.

SECONDED (Secretary)

CARRIED 7 of 7

E. Unfinished Business

E.1. (Landscaping) Removal of four trees.

MOTION: (Vice Chair/Bylaws) To remove a total of four trees, one from behind Unit 16, and three beside Units 28 – 29, including hauling away of the cotton wood trees, at a cost of \$1600.00.

SECONDED (WWMR)

CARRIED 7 of 7

E.2. (Landscaping) Cost-of-Living surcharge for the Landscaping contract. (Please see attached Landscaping report for detailed report.)

MOTION: (Landscaping) To approve a cost-of-living surcharge for Island Mowers to keep up with higher than expected inflation, particularly fuel costs, for an amount of \$921.47 for the 2022 year.

SECONDED (Vice Chair/Bylaws)

CARRIED 7 of 7

E.2. (Maintenance)

- Downspout repair has been completed.
- Septic field post has been replaced
- Perimeter fence has been repaired and secured with the help of our neighbor who put supporting posts on his side of the fence.
- Moss control has been done for 9 units. On 3 of the worst roofs, the contractor doubled the product. The cost of the moss control was \$1450.00.

As a result of the moss control, it was noted that one roof looked to need repair. Owner has been contacted and maintenance will investigate.

- Fallen tree debris has been cut up and removed.
- Investigated water leak; will insulate the problem pipe in September.
- Painting phase 4 commencement date not known at this time.

E.3 (Bylaws) Proposed Bylaws are ready for the AGM

E.4 (Finance) 2022-23 Budget was reviewed. Updates will be made as discussed and the Treasurer will finalize the budget for the 2022 AGM.

E.5. (AGM) A notice of the AGM will be sent out to owners including asking for volunteers for council and committees.

F. New Business

F.1. (Landscaping)

- Removal of branches in the yard waste area, has been completed by JD Pro-Services at a cost of \$240.00. In future this company will be hired to remove the excess materials from this area as required.
- Notice to owners has been sent out to turn on their Irrigation.
- It has been noted that the big cottonwood poplars along the fence (just south of the entrance way) will require removal in the next few years.

F.2. (Maintenance)

- Unit #17 - One door windows (with blinds) and the front entrance beveled Glass side window need replacing as the seals are gone.
- Unit 14 – One door window (with blind) needs replacing.
- We have had a total of 10 leaking gutters reported. The cost to repair each gutter is \$100.00 bringing the total for this year's repairs to \$1,000.00.

F.3. (Correspondence) Unit 25 Indemnity and Alteration agreement.

MOTION: (Secretary) To approve the Indemnity and Alteration agreement submitted by unit 25 to install two (2) Tesla electrical plugins with the following subjects to: The location of the installation must be inside of Unit 25's garage and the work performed be done by a licenced electrician.

SECONDED (Vice Chair/Bylaws)

CARRIED 7 of 7

G. Next meeting To be decided by the incoming council.

H. Adjourn 10:46 hours.

Balance Sheet - LLE - As of 2022-07-01

(in Canadian Dollars) (Cash Basis)

2022-07-01

Page 1

Account	2022-07-01 Balance
ASSETS	
Cash and Bank Accounts	
CRF Chequing	77,248.84
First Credit Union RV Fund	1,430.79
First CU Membership Shares	38.25
First CU Money Max	13.01
OPERATING Chq	19,676.46
CCCU Member Shares	5.15
Petty Cash	200.00
TOTAL Cash and Bank Accounts	98,612.50
Other Assets	
CRF 003 GIC **7155	0.02
CRF 004 GIC **7171	0.00
CRF 005 GIC **7205	0.00
CRF 006 GIC **7130	22,840.58
CRF 007 GIC **7098	0.00
CRF 008 GIC **8417	46,024.40
CRF 3YR GIC (105)	10,732.58
CRF 5YR GIC (102)	22,068.25
UBCU Septic Bond RESTRICTED	50,000.00
TOTAL Other Assets	151,665.83
TOTAL ASSETS	250,278.33
LIABILITIES & EQUITY	
LIABILITIES	0.00
EQUITY	250,278.33
TOTAL LIABILITIES & EQUITY	250,278.33

CRF report - LLE - As of 2022-07-01
(in Canadian Dollars)

2022-07-01

Page 1

Account	2022-07-01 Balance
Bank Accounts	
CRF Chequing	77,248.84
TOTAL Bank Accounts	77,248.84
Asset Accounts	
CRF 003 GIC **7155	0.02
CRF 004 GIC **7171	0.00
CRF 005 GIC **7205	0.00
CRF 006 GIC **7130	22,840.58
CRF 007 GIC **7098	0.00
CRF 008 GIC **8417	46,024.40
CRF 3YR GIC (105)	10,732.58
CRF 5YR GIC (102)	22,068.25
TOTAL Asset Accounts	101,665.83
OVERALL TOTAL	178,914.67

Cheques written - LLE - Last month

2022-06-01 through 2022-06-30 (in Canadian Dollars) (Cash Basis)

2022-07-01

Page 1

Date	Category	Memo	Amount
EXPENSES			-6,196.44
Bureau Veritas Canada (2019) Inc.			-541.70
2022-06-04	700 WWM (Septic) 9...	INVOICES #: VA10614277 & VA106228...	-541.70
Core Water Management Ltd			-708.75
2022-06-04	--Split--	Invoice 1969	-708.75
Iritex			-334.75
2022-06-04	700 WWM (Septic) 9...	Invoice #IN277968	-334.75
Irlly			-80.88
2022-06-20	--Split--	Repair parts	-80.88
Island Mowers			-2,913.94
2022-06-01	450 LANDSCAPING ...	Monthly Landscaping payment	-2,913.94
Online Bill Waypoint			-609.00
2022-06-28	--Split--	appreciation top up	-609.00
Pre Auth Strata			-503.85
2022-06-17	500 UTILITIES 9220:...	Pre-Auth Debit STRATA PLAN VI...	-503.85
Ron LaRoy			-242.50
2022-06-04	--Split--	Sprinkler system repairs	-242.50
Suzan Chamney			-217.07
2022-06-09	--Split--	MS Office / OneDrive & Quicken	-217.07
Tannis McKinnon Charest			-44.00
2022-06-09	450 LANDSCAPING ...	Yard waste to the dump	-44.00
OVERALL TOT...			-6,196.44

Budget LLE - Year to Date

2021-08-01 through 2022-07-01 Using LLE 2021-22 (in Canadian Dollars)

2022-07-01

Page 1

Category	Actual	2021 August Budget	Difference	Actual	2021 September Budget
EXPENSES	17,939.94	42,548.25	24,608.31	5,964.80	6,033.25
310 ADMIN 9284	437.98	3,735.00	3,297.02	585.16	535.00
315 Bank Charges	57.98	55.00	-2.98	59.48	55.00
320 Office expenses	100.00	0.00	-100.00	0.00	0.00
323 Depreciation Report	0.00	0.00	0.00	0.00	0.00
330 Professional Fees	0.00	0.00	0.00	0.00	0.00
335 Honorariums	280.00	280.00	0.00	280.00	280.00
340 General Operating	0.00	400.00	400.00	245.68	200.00
345 Operating Contingency	0.00	3,000.00	3,000.00	0.00	0.00
350 INSURANCE 8690	0.00	0.00	0.00	0.00	0.00
400 MAINTENANCE 8960	344.89	145.00	-199.89	0.00	120.00
405 Maintenance General Repairs	0.00	25.00	25.00	0.00	0.00
410 Repairs Parts	19.89	80.00	60.11	0.00	80.00
412 Maint. Labour	0.00	40.00	40.00	0.00	40.00
415 Contractor work	325.00	0.00	-325.00	0.00	0.00
417 Mileage for maintenance	0.00	0.00	0.00	0.00	0.00
420 Gutters & Moss	0.00	0.00	0.00	0.00	0.00
423 Window repairs	0.00	0.00	0.00	0.00	0.00
429 Foundation & Drain Tile	0.00	0.00	0.00	0.00	0.00
430 Deck repairs	0.00	0.00	0.00	0.00	0.00
441 Fence repairs	0.00	0.00	0.00	0.00	0.00
445 Snow Removal	0.00	0.00	0.00	0.00	0.00
450 LANDSCAPING 8960	2,829.05	5,104.00	2,274.95	2,929.05	3,169.00
451 Landscaping general	0.00	2,000.00	2,000.00	0.00	0.00
455 Groundskeeping	2,829.05	2,829.00	-0.05	2,829.05	2,829.00
461 Sprinkler parts & rentals	0.00	120.00	120.00	0.00	200.00
462 Sprinklers labour	0.00	115.00	115.00	100.00	100.00
463 Mileage for Landscaping	0.00	40.00	40.00	0.00	40.00
500 UTILITIES 9220	892.39	705.00	-187.39	133.00	140.00
510 Water	763.39	565.00	-198.39	0.00	0.00
520 BC Hydro	133.00	140.00	7.00	133.00	140.00
530 Utility Trailer	-4.00	0.00	4.00	0.00	0.00
700 WWM (Septic) 9220	835.63	2,859.25	2,023.62	2,317.59	2,069.25
701 Core Water	656.25	656.25	0.00	656.25	656.25
705 Core Water callouts	0.00	65.00	65.00	0.00	65.00
710 Lab Analysis	107.52	105.00	-2.52	0.00	355.00
720 Collection System	0.00	500.00	500.00	0.00	750.00
725 Treatment System	0.00	0.00	0.00	1,661.34	0.00
730 Disposal	0.00	0.00	0.00	0.00	0.00
740 Communication & Control	71.86	33.00	-38.86	0.00	33.00
750 Emergency power (generator)	0.00	0.00	0.00	0.00	210.00
760 Ministry of Environment	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
770 Insurance	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
800 CRF Disbursements 8961	12,600.00	30,000.00	17,400.00	0.00	0.00
801 Emergency	0.00	0.00	0.00	0.00	0.00
810 Painting	12,600.00	30,000.00	17,400.00	0.00	0.00
Net Difference:	-17,939.94	-42,548.25	24,608.31	-5,964.80	-6,033.25

Budget LLE - Year to Date

2021-08-01 through 2022-07-01 Using LLE 2021-22 (in Canadian Dollars)

2022-07-01

Page 2

Category	Difference	Actual	2021 October Budget	Difference
EXPENSES	68.45	22,304.00	4,849.25	-17,454.75
310 ADMIN 9284	-50.16	364.83	360.00	-4.83
315 Bank Charges	-4.48	60.98	55.00	-5.98
320 Office expenses	0.00	23.85	25.00	1.15
323 Depreciation Report	0.00	0.00	0.00	0.00
330 Professional Fees	0.00	0.00	0.00	0.00
335 Honorariums	0.00	280.00	280.00	0.00
340 General Operating	-45.68	0.00	0.00	0.00
345 Operating Contingency	0.00	0.00	0.00	0.00
350 INSURANCE 8690	0.00	0.00	0.00	0.00
400 MAINTENANCE 8960	120.00	1,058.18	170.00	-888.18
405 Maintenance General Repairs	0.00	87.14	0.00	-87.14
410 Repairs Parts	80.00	819.84	80.00	-739.84
412 Maint. Labour	40.00	0.00	40.00	40.00
415 Contractor work	0.00	151.20	0.00	-151.20
417 Mileage for maintenance	0.00	0.00	50.00	50.00
420 Gutters & Moss	0.00	0.00	0.00	0.00
423 Window repairs	0.00	0.00	0.00	0.00
429 Foundation & Drain Tile	0.00	0.00	0.00	0.00
430 Deck repairs	0.00	0.00	0.00	0.00
441 Fence repairs	0.00	0.00	0.00	0.00
445 Snow Removal	0.00	0.00	0.00	0.00
450 LANDSCAPING 8960	239.95	3,093.53	3,029.00	-64.53
451 Landscaping general	0.00	0.00	0.00	0.00
455 Groundskeeping	-0.05	2,829.05	2,829.00	-0.05
461 Sprinkler parts & rentals	200.00	224.88	200.00	-24.88
462 Sprinklers labour	0.00	0.00	0.00	0.00
463 Mileage for Landscaping	40.00	39.60	0.00	-39.60
500 UTILITIES 9220	7.00	216.24	228.00	11.76
510 Water	0.00	0.00	0.00	0.00
520 BC Hydro	7.00	132.24	140.00	7.76
530 Utility Trailer	0.00	84.00	88.00	4.00
700 WWM (Septic) 9220	-248.34	1,191.22	1,062.25	-128.97
701 Core Water	0.00	656.25	656.25	0.00
705 Core Water callouts	65.00	0.00	65.00	65.00
710 Lab Analysis	355.00	257.25	105.00	-152.25
720 Collection System	750.00	38.39	0.00	-38.39
725 Treatment System	-1,661.34	0.00	0.00	0.00
730 Disposal	0.00	0.00	0.00	0.00
740 Communication & Control	33.00	35.93	33.00	-2.93
750 Emergency power (generator)	210.00	0.00	0.00	0.00
760 Ministry of Environment	0.00	203.40	203.00	-0.40
765 EOCP (every three years)	0.00	0.00	0.00	0.00
770 Insurance	0.00	0.00	0.00	0.00
780 WWTP Contingency	0.00	0.00	0.00	0.00
800 CRF Disbursements 8961	0.00	16,380.00	0.00	-16,380.00
801 Emergency	0.00	0.00	0.00	0.00
810 Painting	0.00	16,380.00	0.00	-16,380.00
Net Difference:	68.45	-22,304.00	-4,849.25	-17,454.75

Budget LLE - Year to Date

2021-08-01 through 2022-07-01 Using LLE 2021-22 (in Canadian Dollars)

2022-07-01

Page 3

Category	2021 November			2021 December	
	Actual	Budget	Difference	Actual	Budget
EXPENSES	38,757.56	8,288.25	-30,469.31	4,191.39	36,433.25
310 ADMIN 9284	339.48	360.00	20.52	374.88	335.00
315 Bank Charges	59.48	55.00	-4.48	54.98	55.00
320 Office expenses	0.00	25.00	25.00	0.00	0.00
323 Depreciation Report	0.00	0.00	0.00	0.00	0.00
330 Professional Fees	0.00	0.00	0.00	0.00	0.00
335 Honorariums	280.00	280.00	0.00	280.00	280.00
340 General Operating	0.00	0.00	0.00	39.90	0.00
345 Operating Contingency	0.00	0.00	0.00	0.00	0.00
350 INSURANCE 8690	29,986.00	0.00	-29,986.00	0.00	30,000.00
400 MAINTENANCE 8960	2,229.01	3,670.00	1,440.99	16.73	820.00
405 Maintenance General Repairs	0.00	0.00	0.00	0.00	0.00
410 Repairs Parts	183.51	80.00	-103.51	16.73	80.00
412 Maint. Labour	0.00	40.00	40.00	0.00	40.00
415 Contractor work	0.00	1,500.00	1,500.00	0.00	0.00
417 Mileage for maintenance	0.00	0.00	0.00	0.00	0.00
420 Gutters & Moss	2,045.50	2,050.00	4.50	0.00	700.00
423 Window repairs	0.00	0.00	0.00	0.00	0.00
429 Foundation & Drain Tile	0.00	0.00	0.00	0.00	0.00
430 Deck repairs	0.00	0.00	0.00	0.00	0.00
441 Fence repairs	0.00	0.00	0.00	0.00	0.00
445 Snow Removal	0.00	0.00	0.00	0.00	0.00
450 LANDSCAPING 8960	2,829.05	2,829.00	-0.05	2,829.05	2,829.00
451 Landscaping general	0.00	0.00	0.00	0.00	0.00
455 Groundskeeping	2,829.05	2,829.00	-0.05	2,829.05	2,829.00
461 Sprinkler parts & rentals	0.00	0.00	0.00	0.00	0.00
462 Sprinklers labour	0.00	0.00	0.00	0.00	0.00
463 Mileage for Landscaping	0.00	0.00	0.00	0.00	0.00
500 UTILITIES 9220	800.60	570.00	-230.60	133.00	140.00
510 Water	667.60	430.00	-237.60	0.00	0.00
520 BC Hydro	133.00	140.00	7.00	133.00	140.00
530 Utility Trailer	0.00	0.00	0.00	0.00	0.00
700 WWM (Septic) 9220	2,573.42	859.25	-1,714.17	837.73	2,309.25
701 Core Water	656.25	656.25	0.00	656.25	656.25
705 Core Water callouts	648.73	65.00	-583.73	0.00	65.00
710 Lab Analysis	107.52	105.00	-2.52	109.62	355.00
720 Collection System	41.99	0.00	-41.99	0.00	0.00
725 Treatment System	0.00	0.00	0.00	0.00	0.00
730 Disposal	0.00	0.00	0.00	0.00	0.00
740 Communication & Control	35.93	33.00	-2.93	71.86	33.00
750 Emergency power (generator)	0.00	0.00	0.00	0.00	0.00
760 Ministry of Environment	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
770 Insurance	1,083.00	0.00	-1,083.00	0.00	1,200.00
780 WWTP Contingency	0.00	0.00	0.00	0.00	0.00
800 CRF Disbursements 8961	0.00	0.00	0.00	0.00	0.00
801 Emergency	0.00	0.00	0.00	0.00	0.00
810 Painting	0.00	0.00	0.00	0.00	0.00
Net Difference:	-38,757.56	-8,288.25	-30,469.31	-4,191.39	-36,433.25

Budget LLE - Year to Date

2021-08-01 through 2022-07-01 Using LLE 2021-22 (in Canadian Dollars)

2022-07-01

Page 4

Category	Difference	Actual	2022 January Budget	Difference
EXPENSES	32,241.86	6,142.61	5,473.25	-669.36
310 ADMIN 9284	-39.88	336.48	540.00	203.52
315 Bank Charges	0.02	56.48	55.00	-1.48
320 Office expenses	0.00	0.00	205.00	205.00
323 Depreciation Report	0.00	0.00	0.00	0.00
330 Professional Fees	0.00	0.00	0.00	0.00
335 Honorariums	0.00	280.00	280.00	0.00
340 General Operating	-39.90	0.00	0.00	0.00
345 Operating Contingency	0.00	0.00	0.00	0.00
350 INSURANCE 8690	30,000.00	0.00	0.00	0.00
400 MAINTENANCE 8960	803.27	1,653.75	1,020.00	-633.75
405 Maintenance General Repairs	0.00	0.00	0.00	0.00
410 Repairs Parts	63.27	0.00	80.00	80.00
412 Maint. Labour	40.00	0.00	40.00	40.00
415 Contractor work	0.00	0.00	0.00	0.00
417 Mileage for maintenance	0.00	0.00	0.00	0.00
420 Gutters & Moss	700.00	0.00	0.00	0.00
423 Window repairs	0.00	0.00	0.00	0.00
429 Foundation & Drain Tile	0.00	0.00	0.00	0.00
430 Deck repairs	0.00	0.00	0.00	0.00
441 Fence repairs	0.00	0.00	0.00	0.00
445 Snow Removal	0.00	1,653.75	900.00	-753.75
450 LANDSCAPING 8960	-0.05	2,913.94	2,914.00	0.06
451 Landscaping general	0.00	0.00	0.00	0.00
455 Groundskeeping	-0.05	2,913.94	2,914.00	0.06
461 Sprinkler parts & rentals	0.00	0.00	0.00	0.00
462 Sprinklers labour	0.00	0.00	0.00	0.00
463 Mileage for Landscaping	0.00	0.00	0.00	0.00
500 UTILITIES 9220	7.00	133.00	140.00	7.00
510 Water	0.00	0.00	0.00	0.00
520 BC Hydro	7.00	133.00	140.00	7.00
530 Utility Trailer	0.00	0.00	0.00	0.00
700 WWM (Septic) 9220	1,471.52	1,105.44	859.25	-246.19
701 Core Water	0.00	656.25	656.25	0.00
705 Core Water callouts	65.00	0.00	65.00	65.00
710 Lab Analysis	245.38	413.28	105.00	-308.28
720 Collection System	0.00	0.00	0.00	0.00
725 Treatment System	0.00	0.00	0.00	0.00
730 Disposal	0.00	0.00	0.00	0.00
740 Communication & Control	-38.86	35.91	33.00	-2.91
750 Emergency power (generator)	0.00	0.00	0.00	0.00
760 Ministry of Environment	0.00	0.00	0.00	0.00
765 EOCP (every three years)	0.00	0.00	0.00	0.00
770 Insurance	1,200.00	0.00	0.00	0.00
780 WWTP Contingency	0.00	0.00	0.00	0.00
800 CRF Disbursements 8961	0.00	0.00	0.00	0.00
801 Emergency	0.00	0.00	0.00	0.00
810 Painting	0.00	0.00	0.00	0.00
Net Difference:	32,241.86	-6,142.61	-5,473.25	-669.36

Budget LLE - Year to Date

2021-08-01 through 2022-07-01 Using LLE 2021-22 (in Canadian Dollars)

2022-07-01

Page 5

Category	Actual	2022 February Budget	Difference	Actual	2022 March Budget
EXPENSES	4,831.63	5,385.25	553.62	6,207.43	4,913.25
310 ADMIN 9284	791.24	335.00	-456.24	733.07	530.00
315 Bank Charges	56.48	55.00	-1.48	56.48	55.00
320 Office expenses	224.00	0.00	-224.00	0.00	0.00
323 Depreciation Report	0.00	0.00	0.00	0.00	0.00
330 Professional Fees	230.76	0.00	-230.76	195.00	195.00
335 Honorariums	280.00	280.00	0.00	280.00	280.00
340 General Operating	0.00	0.00	0.00	201.59	0.00
345 Operating Contingency	0.00	0.00	0.00	0.00	0.00
350 INSURANCE 8690	0.00	0.00	0.00	0.00	0.00
400 MAINTENANCE 8960	0.00	1,020.00	1,020.00	754.69	120.00
405 Maintenance General Repairs	0.00	0.00	0.00	0.00	0.00
410 Repairs Parts	0.00	80.00	80.00	0.00	80.00
412 Maint. Labour	0.00	40.00	40.00	0.00	40.00
415 Contractor work	0.00	0.00	0.00	754.69	0.00
417 Mileage for maintenance	0.00	0.00	0.00	0.00	0.00
420 Gutters & Moss	0.00	0.00	0.00	0.00	0.00
423 Window repairs	0.00	0.00	0.00	0.00	0.00
429 Foundation & Drain Tile	0.00	0.00	0.00	0.00	0.00
430 Deck repairs	0.00	0.00	0.00	0.00	0.00
441 Fence repairs	0.00	0.00	0.00	0.00	0.00
445 Snow Removal	0.00	900.00	900.00	0.00	0.00
450 LANDSCAPING 8960	2,931.96	2,914.00	-17.96	3,374.07	3,014.00
451 Landscaping general	0.00	0.00	0.00	0.00	0.00
455 Groundskeeping	2,913.94	2,914.00	0.06	2,913.94	2,914.00
461 Sprinkler parts & rentals	18.02	0.00	-18.02	344.93	0.00
462 Sprinklers labour	0.00	0.00	0.00	25.00	100.00
463 Mileage for Landscaping	0.00	0.00	0.00	90.20	0.00
500 UTILITIES 9220	268.00	257.00	-11.00	141.00	140.00
510 Water	135.00	117.00	-18.00	0.00	0.00
520 BC Hydro	133.00	140.00	7.00	141.00	140.00
530 Utility Trailer	0.00	0.00	0.00	0.00	0.00
700 WWM (Septic) 9220	840.43	859.25	18.82	1,204.60	1,109.25
701 Core Water	656.25	656.25	0.00	656.25	656.25
705 Core Water callouts	184.18	65.00	-119.18	292.69	65.00
710 Lab Analysis	0.00	105.00	105.00	0.00	355.00
720 Collection System	0.00	0.00	0.00	0.00	0.00
725 Treatment System	0.00	0.00	0.00	183.68	0.00
730 Disposal	0.00	0.00	0.00	0.00	0.00
740 Communication & Control	0.00	33.00	33.00	71.98	33.00
750 Emergency power (generator)	0.00	0.00	0.00	0.00	0.00
760 Ministry of Environment	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
770 Insurance	0.00	0.00	0.00	0.00	0.00
780 WWTP Contingency	0.00	0.00	0.00	0.00	0.00
800 CRF Disbursements 8961	0.00	0.00	0.00	0.00	0.00
801 Emergency	0.00	0.00	0.00	0.00	0.00
810 Painting	0.00	0.00	0.00	0.00	0.00
Net Difference:	-4,831.63	-5,385.25	553.62	-6,207.43	-4,913.25

Budget LLE - Year to Date

2021-08-01 through 2022-07-01 Using LLE 2021-22 (in Canadian Dollars)

2022-07-01

Page 6

Category	Difference	Actual	2022 April Budget	Difference
EXPENSES	-1,294.18	7,243.26	5,108.25	-2,135.01
310 ADMIN 9284	-203.07	434.98	335.00	-99.98
315 Bank Charges	-1.48	54.98	55.00	0.02
320 Office expenses	0.00	100.00	0.00	-100.00
323 Depreciation Report	0.00	0.00	0.00	0.00
330 Professional Fees	0.00	0.00	0.00	0.00
335 Honorariums	0.00	280.00	280.00	0.00
340 General Operating	-201.59	0.00	0.00	0.00
345 Operating Contingency	0.00	0.00	0.00	0.00
350 INSURANCE 8690	0.00	0.00	0.00	0.00
400 MAINTENANCE 8960	-634.69	0.00	420.00	420.00
405 Maintenance General Repairs	0.00	0.00	0.00	0.00
410 Repairs Parts	80.00	0.00	80.00	80.00
412 Maint. Labour	40.00	0.00	40.00	40.00
415 Contractor work	-754.69	0.00	300.00	300.00
417 Mileage for maintenance	0.00	0.00	0.00	0.00
420 Gutters & Moss	0.00	0.00	0.00	0.00
423 Window repairs	0.00	0.00	0.00	0.00
429 Foundation & Drain Tile	0.00	0.00	0.00	0.00
430 Deck repairs	0.00	0.00	0.00	0.00
441 Fence repairs	0.00	0.00	0.00	0.00
445 Snow Removal	0.00	0.00	0.00	0.00
450 LANDSCAPING 8960	-360.07	5,223.94	3,354.00	-1,869.94
451 Landscaping general	0.00	2,310.00	0.00	-2,310.00
455 Groundskeeping	0.06	2,913.94	2,914.00	0.06
461 Sprinkler parts & rentals	-344.93	0.00	200.00	200.00
462 Sprinklers labour	75.00	0.00	200.00	200.00
463 Mileage for Landscaping	-90.20	0.00	40.00	40.00
500 UTILITIES 9220	-1.00	141.00	140.00	-1.00
510 Water	0.00	0.00	0.00	0.00
520 BC Hydro	-1.00	141.00	140.00	-1.00
530 Utility Trailer	0.00	0.00	0.00	0.00
700 WWM (Septic) 9220	-95.35	1,443.34	859.25	-584.09
701 Core Water	0.00	656.25	656.25	0.00
705 Core Water callouts	-227.69	559.28	65.00	-494.28
710 Lab Analysis	355.00	115.82	105.00	-10.82
720 Collection System	0.00	0.00	0.00	0.00
725 Treatment System	-183.68	111.99	0.00	-111.99
730 Disposal	0.00	0.00	0.00	0.00
740 Communication & Control	-38.98	0.00	33.00	33.00
750 Emergency power (generator)	0.00	0.00	0.00	0.00
760 Ministry of Environment	0.00	0.00	0.00	0.00
765 EOCP (every three years)	0.00	0.00	0.00	0.00
770 Insurance	0.00	0.00	0.00	0.00
780 WWTP Contingency	0.00	0.00	0.00	0.00
800 CRF Disbursements 8961	0.00	0.00	0.00	0.00
801 Emergency	0.00	0.00	0.00	0.00
810 Painting	0.00	0.00	0.00	0.00
Net Difference:	-1,294.18	-7,243.26	-5,108.25	-2,135.01

Budget LLE - Year to Date

2021-08-01 through 2022-07-01 Using LLE 2021-22 (in Canadian Dollars)

2022-07-01

Page 7

Category	Actual	2022 May Budget	Difference	2022 June	
				Actual	Budget
EXPENSES	5,334.91	4,894.25	-440.66	9,386.61	6,553.25
310 ADMIN 9284	840.82	444.00	-396.82	558.05	430.00
315 Bank Charges	56.48	55.00	-1.48	60.98	55.00
320 Office expenses	0.00	109.00	109.00	217.07	95.00
323 Depreciation Report	0.00	0.00	0.00	0.00	0.00
330 Professional Fees	504.34	0.00	-504.34	0.00	0.00
335 Honorariums	280.00	280.00	0.00	280.00	280.00
340 General Operating	0.00	0.00	0.00	0.00	0.00
345 Operating Contingency	0.00	0.00	0.00	0.00	0.00
350 INSURANCE 8690	0.00	0.00	0.00	594.00	0.00
400 MAINTENANCE 8960	157.50	120.00	-37.50	73.22	120.00
405 Maintenance General Repairs	0.00	0.00	0.00	0.00	0.00
410 Repairs Parts	0.00	80.00	80.00	0.00	80.00
412 Maint. Labour	0.00	40.00	40.00	0.00	40.00
415 Contractor work	157.50	0.00	-157.50	0.00	0.00
417 Mileage for maintenance	0.00	0.00	0.00	0.00	0.00
420 Gutters & Moss	0.00	0.00	0.00	73.22	0.00
423 Window repairs	0.00	0.00	0.00	0.00	0.00
429 Foundation & Drain Tile	0.00	0.00	0.00	0.00	0.00
430 Deck repairs	0.00	0.00	0.00	0.00	0.00
441 Fence repairs	0.00	0.00	0.00	0.00	0.00
445 Snow Removal	0.00	0.00	0.00	0.00	0.00
450 LANDSCAPING 8960	2,913.94	3,214.00	300.06	3,208.10	3,254.00
451 Landscaping general	0.00	0.00	0.00	0.00	0.00
455 Groundskeeping	2,913.94	2,914.00	0.06	2,913.94	2,914.00
461 Sprinkler parts & rentals	0.00	200.00	200.00	7.66	200.00
462 Sprinklers labour	0.00	100.00	100.00	187.50	100.00
463 Mileage for Landscaping	0.00	0.00	0.00	99.00	40.00
500 UTILITIES 9220	277.04	257.00	-20.04	503.85	140.00
510 Water	136.04	117.00	-19.04	0.00	0.00
520 BC Hydro	141.00	140.00	-1.00	503.85	140.00
530 Utility Trailer	0.00	0.00	0.00	0.00	0.00
700 WWM (Septic) 9220	1,145.61	859.25	-286.36	1,600.20	2,609.25
701 Core Water	656.25	656.25	0.00	656.25	656.25
705 Core Water callouts	141.58	65.00	-76.58	52.50	65.00
710 Lab Analysis	231.64	105.00	-126.64	541.70	355.00
720 Collection System	0.00	0.00	0.00	0.00	0.00
725 Treatment System	0.00	0.00	0.00	334.75	1,500.00
730 Disposal	0.00	0.00	0.00	0.00	0.00
740 Communication & Control	72.14	33.00	-39.14	0.00	33.00
750 Emergency power (generator)	44.00	0.00	-44.00	0.00	0.00
760 Ministry of Environment	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
770 Insurance	0.00	0.00	0.00	15.00	0.00
780 WWTP Contingency	0.00	0.00	0.00	0.00	0.00
800 CRF Disbursements 8961	0.00	0.00	0.00	2,849.19	0.00
801 Emergency	0.00	0.00	0.00	0.00	0.00
810 Painting	0.00	0.00	0.00	0.00	0.00
Net Difference:	-5,334.91	-4,894.25	-440.66	-9,386.61	-6,553.25

Budget LLE - Year to Date

2021-08-01 through 2022-07-01 Using LLE 2021-22 (in Canadian Dollars)

2022-07-01

Page 8

Category	Difference	2022 July		Difference
		Actual	Budget	
EXPENSES	-2,833.36	3,433.94	895.83	-2,538.11
310 ADMIN 9284	-128.05	280.00	16.68	-263.32
315 Bank Charges	-5.98	0.00	1.77	1.77
320 Office expenses	-122.07	0.00	5.87	5.87
323 Depreciation Report	0.00	0.00	0.00	0.00
330 Professional Fees	0.00	0.00	0.00	0.00
335 Honorariums	0.00	280.00	9.03	-270.97
340 General Operating	0.00	0.00	0.00	0.00
345 Operating Contingency	0.00	0.00	0.00	0.00
350 INSURANCE 8690	-594.00	0.00	32.26	32.26
400 MAINTENANCE 8960	46.78	0.00	3.87	3.87
405 Maintenance General Repairs	0.00	0.00	0.00	0.00
410 Repairs Parts	80.00	0.00	2.58	2.58
412 Maint. Labour	40.00	0.00	1.29	1.29
415 Contractor work	0.00	0.00	0.00	0.00
417 Mileage for maintenance	0.00	0.00	0.00	0.00
420 Gutters & Moss	-73.22	0.00	0.00	0.00
423 Window repairs	0.00	0.00	0.00	0.00
429 Foundation & Drain Tile	0.00	0.00	0.00	0.00
430 Deck repairs	0.00	0.00	0.00	0.00
441 Fence repairs	0.00	0.00	0.00	0.00
445 Snow Removal	0.00	0.00	0.00	0.00
450 LANDSCAPING 8960	45.90	3,153.94	101.10	-3,052.84
451 Landscaping general	0.00	240.00	0.00	-240.00
455 Groundskeeping	0.06	2,913.94	94.00	-2,819.94
461 Sprinkler parts & rentals	192.34	0.00	3.87	3.87
462 Sprinklers labour	-87.50	0.00	3.23	3.23
463 Mileage for Landscaping	-59.00	0.00	0.00	0.00
500 UTILITIES 9220	-363.85	0.00	4.52	4.52
510 Water	0.00	0.00	0.00	0.00
520 BC Hydro	-363.85	0.00	4.52	4.52
530 Utility Trailer	0.00	0.00	0.00	0.00
700 WWM (Septic) 9220	1,009.05	0.00	27.72	27.72
701 Core Water	0.00	0.00	21.17	21.17
705 Core Water callouts	12.50	0.00	2.10	2.10
710 Lab Analysis	-186.70	0.00	3.39	3.39
720 Collection System	0.00	0.00	0.00	0.00
725 Treatment System	1,165.25	0.00	0.00	0.00
730 Disposal	0.00	0.00	0.00	0.00
740 Communication & Control	33.00	0.00	1.06	1.06
750 Emergency power (generator)	0.00	0.00	0.00	0.00
760 Ministry of Environment	0.00	0.00	0.00	0.00
765 EOCP (every three years)	0.00	0.00	0.00	0.00
770 Insurance	-15.00	0.00	0.00	0.00
780 WWTP Contingency	0.00	0.00	0.00	0.00
800 CRF Disbursements 8961	-2,849.19	0.00	709.68	709.68
801 Emergency	0.00	0.00	0.00	0.00
810 Painting	0.00	0.00	709.68	709.68
Net Difference:	-2,833.36	-3,433.94	-895.83	-2,538.11

Budget LLE - Year to Date

2021-08-01 through 2022-07-01 Using LLE 2021-22 (in Canadian Dollars)

2022-07-01

Page 9

Category	2021-08-01 Actual	- Budget	2022-07-01 Difference
EXPENSES	131,738.08	131,375.58	-362.50
310 ADMIN 9284	6,076.97	7,955.68	1,878.71
315 Bank Charges	634.78	606.77	-28.01
320 Office expenses	664.92	464.87	-200.05
323 Depreciation Report	0.00	0.00	0.00
330 Professional Fees	930.10	195.00	-735.10
335 Honorariums	3,360.00	3,089.03	-270.97
340 General Operating	487.17	600.00	112.83
345 Operating Contingency	0.00	3,000.00	3,000.00
350 INSURANCE 8690	30,580.00	30,032.26	-547.74
400 MAINTENANCE 8960	6,287.97	7,748.87	1,460.90
405 Maintenance General Repairs	87.14	25.00	-62.14
410 Repairs Parts	1,039.97	882.58	-157.39
412 Maint. Labour	0.00	441.29	441.29
415 Contractor work	1,388.39	1,800.00	411.61
417 Mileage for maintenance	0.00	50.00	50.00
420 Gutters & Moss	2,118.72	2,750.00	631.28
423 Window repairs	0.00	0.00	0.00
429 Foundation & Drain Tile	0.00	0.00	0.00
430 Deck repairs	0.00	0.00	0.00
441 Fence repairs	0.00	0.00	0.00
445 Snow Removal	1,653.75	1,800.00	146.25
450 LANDSCAPING 8960	38,229.62	35,725.10	-2,504.52
451 Landscaping general	2,550.00	2,000.00	-550.00
455 Groundskeeping	34,542.83	31,723.00	-2,819.83
461 Sprinkler parts & rentals	595.49	1,123.87	528.38
462 Sprinklers labour	312.50	718.23	405.73
463 Mileage for Landscaping	228.80	160.00	-68.80
500 UTILITIES 9220	3,639.12	2,861.52	-777.60
510 Water	1,702.03	1,229.00	-473.03
520 BC Hydro	1,857.09	1,544.52	-312.57
530 Utility Trailer	80.00	88.00	8.00
700 WWM (Septic) 9220	15,095.21	16,342.47	1,247.26
701 Core Water	7,218.75	7,239.92	21.17
705 Core Water callouts	1,878.96	717.10	-1,161.86
710 Lab Analysis	1,884.35	2,158.39	274.04
720 Collection System	80.38	1,250.00	1,169.62
725 Treatment System	2,291.76	1,500.00	-791.76
730 Disposal	0.00	0.00	0.00
740 Communication & Control	395.61	364.06	-31.55
750 Emergency power (generator)	44.00	210.00	166.00
760 Ministry of Environment	203.40	203.00	-0.40
765 EOCP (every three years)	0.00	0.00	0.00
770 Insurance	1,098.00	1,200.00	102.00
780 WWTP Contingency	0.00	1,500.00	1,500.00
800 CRF Disbursements 8961	31,829.19	30,709.68	-1,119.51
801 Emergency	0.00	0.00	0.00
810 Painting	28,980.00	30,709.68	1,729.68
Net Difference:	-131,738.08	-131,375.58	-362.50

Chair

- Nothing to report.

Vice Chair

- Nothing to report.

Secretary

- Unit #2 resubmitted their Request and Undertaking and was approved via email by council.
- Unit #25 – The new owner has notified council that a Big Box container will be parked in their driveway from approximately July 6 to July 8. Approval has been granted.
- Unit #25 – The current owners will be using Big Box containers and have also been granted approval.
- Unit #25 – Indemnity and Alteration agreement.

Treasurer

- It's been a busy month working on the 2022-23 budget and getting the Proposed Bylaws and accompanying Rules, Policies and Alteration Applications ready for the AGM, as well as writing resolutions for the AGM.
- At this time, we are \$363 overbudget in the Operating Fund and \$1247 under budget in the WWM Fund. Things will change slightly once the invoices for July are entered.
- The Financial Statements to the end of June are attached.

Maintenance Officer

- Maintenance for June
 - Repaired downspout #26
 - Cleaned gutter #13
 - Replaced post septic field
 - Perimeter fence repaired and secured
 - Half of the units' roofs have been sprayed for moss control
 - Fallen tree cut up and removed
 - Investigated water leak #30; going to insulate pipe in Sept
- Up coming issues
 - Unit #17 - 2 door window need replacing seals gone
 - Still waiting for windows to replace #11
 - Painting phase 4
 - Gutter repairs and cleaning

Waste Water Management Rep

- It was decided to modify 10 more disposable laterals with vertical extensions and removable screw caps. This enables us to inspect and flush the system on a regular basis according to our permit. The last 3 on the West side and 7 more on the East side. This was accomplished with the help of most of the people who are reading this report. Special kudos to Ted for plans, parts and direction and the "Finders" Margaret, Jen and Vance.
 - The long awaited parts for the gravel drain field have at last arrived after many weeks of frustrating inquiries into USA shipping practices. All the pumps will be back on, and the flashing light will be out in the next few days.
-

Landscaping Officer

- Warm sunny weather has arrived! Everyone please turn on your grass irrigation, if you have not already done that - thanks!
 - The irrigation of the strata grass areas and the entrance way is now on so that everything can continue to look good.
 - Things underway or planned:
 - I am lining up a tree service to remove the tree behind #16 that is too close to the house.
 - I have arranged to have the father/son duo (JD Pro-Services) that does gardening for some individual units, to take away the branch pile in the yard waste area. The volume of yard waste and branches that we are putting in this area has grown beyond what Island Mowers can remove for us weekly as a courtesy, so we will pay this other duo to take away what they can fit in their trailer when they are here.
 - Follow-up on a Cost-of-Living increase for the Landscaping contract:

I have worked out an adjusted cost-of-living increase for the landscaping contract, as discussed at the last Council meeting. It is based on the Statistics Canada year-over-year change to the consumer price index. In April 2022, that was 6.8% (as compared to the 3% increase we estimated for this year.) I let Island Mowers know that we cannot pay retroactively for before when they first talked with me about this, which was in May, so I could look at 3/4 of the amount (since the work started in late March, and we talked in May, so that was about 1/4 of the way into their work season.) This is an amount of \$921.47, based on the following calculation:

 - Amount of last year's contract (2021): \$32,332.15
 - We built in a 3% increase for this year, which added \$969.96.
 - The cost-of-living increase (StatCan) shown in April 2022 was 6.8% year over year, rather than 3%.
 - A 6.8% increase from 2021 would have been \$2198.59.
 - The difference between \$2198.59 (a 6.8% increase) and \$969.96 (a 3% increase) is \$1228.63.
 - 3/4 of \$1228.63 is \$921.47.
 - I will be organizing a work party to help remove/pull out willows and alders that are growing around the lower pond, so that they don't take over and fill in the pond.
-



Dated this 4 day of July , 20 22

Landing Estates

BETWEEN:

THE OWNERS, STRATA PLAN NO. VIS 5801
Lighthouse Landing Estates, Bowser BC (Hereinafter the "Strata Corporation")

AND:

The registered owner(s) of Strata Lot 25 (hereinafter the "Owner")

WHEREAS:

- A. Pursuant to the provisions of the Consolidated Bylaws of the Strata Corporation, an Owner requires the prior written permission of the Strata Corporation before making certain changes to his or her strata lot, the limited common property and/or ~~un~~common property;
- B. The Owner has made an application to the Strata Corporation for the following Alteration:
Installation of Two (2) Tesla wall connectors. The Tesla wall connectors are the Tesla-Sourced, Tesla-Supplied charging units sold in Canada for home charging of Tesla Vehicles.

Vis5801 Strata Council approves the above request subject to the following conditions:
 - 1. The wall connectors will be located inside the garage on Unit 25.
 - 2. All work will be done by a licensed electrician.

in accordance with the plans and specifications annexed hereto and forming part of his Agreement (the "Alteration").

v.