

MINUTES REGULAR STRATA COUNCIL MEETING

January 18, 2026 via Zoom



Participants: Murray Blackie, Chair; Jane Rothmund, Vice-Chair/Bylaws; Suzan Chamney, Treasurer; Emma Williams, Secretary; Violet Van Hees, Landscaping Officer; Ron LaRoy, Maintenance Officer; Hugh Jackson, WWMR

A. Meeting called to order by the Chair at 10:03 hours.

B. Approval of Agenda

MOTION: (Treasurer) To adopt the Agenda of Strata Council Meeting January 18, 2026, as circulated.

SECONDED (Vice Chair/Bylaws)

CARRIED 6 of 6

C. Approval of Minutes

MOTION: (Vice Chair/Bylaws) To approve the Minutes of Strata Council Meeting held November 30, 2025, as circulated.

SECONDED (Landscaping)

CARRIED 6 of 6

D. Acceptance of Reports

MOVED: (Secretary) To accept the Reports and Financial Statements from the Strata Council members as circulated.

SECONDED (Vice Chair/Bylaws)

CARRIED 6 of 6

Hugh Jackson, WWMR joined the meeting

E. Business

E.1. (Bylaws)

- **Parking on the roadway has been resolved, many thanks from the strata and council for you understanding.**
- **Alteration Agreement for fence panel for #11**
 - The application was completed and forwarded to Council. Council will defer the approval of the alteration agreement until the AGM, so that all users have the opportunity to vote on the potential new style. Council will come up with some options for more extensive Rules regarding fencing to be presented at the AGM, taking into account the FireSmart practices.

ACTION ITEMS:

- Suzan to post a website to put out to the community for suggestions and to request feed back on options to take to the AGM to be discussed and ratified.

MOTION: (Chair) Suzan to create a webpage to collect input from the community regarding fenced enclosure around individual units

SECONDED (Treasurer)

CARRIED 7 of 7

E.2 (Treasurer)

- **Monthly Financials**
 - No questions or comments.

E.3. (Maintenance)

- **Trim Repair Unit 22**
 - Estimate \$410, council approved under maintenance budget
- **Window for front door unit 24**
 - Window has been picked up, will be replaced when weather warms up
- **Roof Repair/replacement Unit 10**
 - Maintenance will contact Greystone Roofing for a comprehensive survey and estimate for repair/replacement
- **Roof Survey Estimate**
 - **MOTION: (Maintenance)** Council approves up to \$5000 for Greystone Roofing to complete a comprehensive roofing survey for the roofs of lighthouse land estates, to be used to prioritise order of repair / replacement of roofs to plan for the future.
SECOND: (Treasurer)
CARRIED 7 of 7
 - **Action item:** to come up with plan for roof repair and replacement to bring to AGM for budgeting
- **Fence between strata and property on Gainsberg.**
 - The fence between the strata and the properties on Gainsberg is rotting and has fallen down. The panels have been moved and stored by the shed.
 - Proposal to pressure wash existing fence and panels, and pour new footings and purchase new posts
 - Ron will Send out email to coordinate a work party to reinstall concrete bases and stain panels and repair the fence. Ron with be the contact for the team.

MOTION: (Secretary) Maintenance to request a volunteer team to repair the entrance fence. They will report to Maintenance for approval of repair plan and for any purchases regarding repair of the fence.

SECONDED (Landscaping)

CARRIED 7 of 7

ACTION ITEMS:

Maintenance Officer will get quotes for fence replacement and work on ideas and their related costs for different options

E.4. (Governance)

- **Depreciation report/ Electrical Planning Report**
 - Electrical planning report: in our zone we most likely need to complete with in the next 3 years, so we are deferring discussion on report until 2027
- **Firesmart:** Ron C has been working on making our community a firesmart community. And registering our community with firesmart and this will enable us to apply for grants to help with continuing firesmart improvements

F. Next meeting February 15, 2026 via zoom at 10:00am.

G. Adjourn 11:09am.

Treasurer's Report

- I have completed our annual Income Tax return and await a response from the CRA.
- I have answered several questions from realtors and potential buyers, including buyers who were interested in purchasing a unit, but it sold before they could make an offer. I have their contact number if anyone is thinking of selling privately. I can put them in touch.
- Monthly Financials are attached.
- A homeowner on Hembrough contacted me regarding two trees that had broken in a windstorm and fallen on their property damaging their fence and outdoor furniture. The RDN had told them that the trees were on our property, however, using the strata plan drawings, I measured the distance from unit 24 to the nearest tree and determined that the trees were not on our property.

Balance Sheet - LLE - As of 2026-01-11
(in Canadian Dollars) (Cash Basis)

2026-01-11

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Account	2026-01-11 Balance
ASSETS	
Cash and Bank Accounts	
CRF Chequing	143,310.76
First CU Membership Shares	25.00
First CU Ownership	4.88
First CU RV cheq	3,350.80
First CU SRF savings	494.06
OPERATING Chq	16,929.75
CCCU Member Shares	5.15
Petty Cash	200.00
TOTAL Cash and Bank Accounts	164,320.40
Other Assets	
CRF 3YR GIC (106)	11,134.70
CRF 3YR GIC (108)	23,954.16
CRF CCCU 0010 GIC **8417	48,748.31
CRF CCCU 011 GIC **7130	25,733.21
First CU Septic Bond RESTRICTED	50,000.00
TOTAL Other Assets	159,570.38
TOTAL ASSETS	323,890.78
LIABILITIES & EQUITY	
LIABILITIES	0.00
EQUITY	323,890.78
TOTAL LIABILITIES & EQUITY	323,890.78

2-CRF report - LLE - As of 2026-01-11
(in Canadian Dollars)

2026-01-11

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Account	2026-01-11 Balance
Bank Accounts	
CRF \$ in Operating Acct	24,014.00
CRF Chequing	143,310.76
TOTAL Bank Accounts	167,324.76
Asset Accounts	
CRF 3YR GIC (106)	11,134.70
CRF 3YR GIC (108)	23,954.16
CRF CCCU 0010 GIC **8417	48,748.31
CRF CCCU 011 GIC **7130	25,733.21
TOTAL Asset Accounts	109,570.38
OVERALL TOTAL	276,895.14

2026-01-11

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Date	Category	Memo	Amount
EXPENSES			-53,079.01
Bowser Builders' Supply Ltd			-42.20
2025-12-02	400 MAINT. 8960:410 Repairs Parts	Post Haste Cement, Pea Gravel,...	-42.20
Core Water Management			-656.25
2025-12-02	700 WWM (Septic) 9220:701 Core ...	Invoice 2706	-656.25
Crystal Clean			-2,940.00
2025-12-14	400 MAINT. 8960:420 Gutters & M...	Invoice #4996	-2,940.00
Deposit On-the-go			518.34
2025-12-06	920 RV Park Expenses:921 RV ex...	Transfer from RV account	518.34
Echo Valley Earthworks			-262.50
2025-12-04	920 RV Park Expenses:921 RV ex...	Pit run	-262.50
Grumbach Gravel Pit			-160.65
2025-12-04	920 RV Park Expenses:921 RV ex...	Pit run	-160.65
Online Bill Waypoint			-38,421.00
2025-12-01	350 INSURANCE 8690:Buildings		-36,915.00
	700 WWM (Septic) 9220:770 Insur...		-1,506.00
Online Bill Weed			-4,165.00
2025-12-14	450 LANDS. 8960:457 Weed Contr...	Online Bill Payment Weed Man ...	-4,165.00
Our Glass Shop			-2,770.28
2025-12-02	800 CRF Disbursements 8961:808 ...	Window replacement	-2,770.28
Parker's Ground Care			-3,916.50
2025-12-15	450 LANDS. 8960:455 Groundskee...	Landscaping Services 2025	-3,916.50
Paul Parker			-125.00
2025-12-02	450 LANDS. 8960:456 Yard waste	Yard waste removal 1 month	-125.00
TELUS			-42.78
2025-12-01	700 WWM (Septic) 9220:740 Com...	Pre-Auth Debit THE OWNERS T...	-42.78
Tom Tryon			-95.19
2025-12-04	920 RV Park Expenses:921 RV ex...	landscape Fabric	-95.19
OVERALL TOT...			-53,079.01

2026-01-11

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Category	2025-08-01 Actual	- Budget	2025-12-31 Difference
EXPENSES	72,930	108,537	35,607
310 ADMIN 9284	793	4,875	4,083
315 Bank Charges	303	325	22
316 eTrans fees	14	58	45
317 CAFT charges	267	267	0
Other 315 Bank Charges	23	0	-23
320 Office expenses	327	390	63
323 Depreciation Report	0	1,260	1,260
325 Professional & Legal Fees	0	500	500
335 Honorariums	0	1,400	1,400
340 General Operating	162	0	-162
345 Operating Contingency	0	1,000	1,000
Other 310 ADMIN 9284	0	0	0
Everything Else	0	0	0
350 INSURANCE 8690	36,915	42,000	5,085
Buildings	36,915	42,000	5,085
Other 350 INSURANCE 8690	0	0	0
400 MAINT. 8960	3,724	15,700	11,976
405 Maintenance General Repairs	0	100	100
410 Repairs Parts	61	250	189
412 Maint. Labour	0	125	125
415 Contractor work	0	1,500	1,500
417 Mileage for maintenance	0	50	50
420 Gutters & Moss	3,351	3,000	-351
423 Window repairs	0	50	50
425 Roofing	0	4,000	4,000
426 Attics	0	2,000	2,000
429 Foundation & Drain Tile	313	4,000	3,687
430 Deck repairs	0	50	50
441 Fence repairs	0	50	50
445 Snow Removal	0	525	525
Other 400 MAINT. 8960	0	0	0
450 LANDS. 8960	24,770	31,835	7,065
451 Landscaping general	0	500	500
452 Mileage for Landscaping	66	100	34
453 Landscaping labour	0	500	500
454 Entrance Upgrades	0	0	0
455 Groundskeeping	19,583	19,585	3
456 Yard waste	500	400	-100
457 Weed Control & Fertilizer	4,165	5,000	835

2026-01-11

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Category	2025-08-01 Actual	- Budget	2025-12-31 Difference
459 Trees	0	5,000	5,000
461 Sprinkler parts & rentals	332	550	218
462 Sprinklers labour	125	200	75
Everything Else	0	0	0
500 UTILITIES 9220	1,112	2,327	1,215
510 Water	1,112	1,000	-112
520 BC Hydro	0	1,250	1,250
530 Utility Trailer	0	77	77
700 WWM (Septic) 9220	5,615	11,799	6,184
701 Core Water	3,053	3,281	228
705 Core Water callouts	102	1,250	1,148
710 Lab Analysis	579	1,350	771
725 Treatment System	0	1,000	1,000
730 Disposal	0	1,700	1,700
740 Communication & Control	171	215	44
750 Emergency power (generator)	0	150	150
760 Ministry of Environment	203	203	-0
765 EOCP (every three years)	0	100	100
770 Insurance	1,506	1,550	44
780 WWTP Contingency	0	1,000	1,000
Net Difference:	-72,930	-108,537	35,607