

MINUTES REGULAR STRATA COUNCIL MEETING

October 11th, 2026 via Zoom



Participants: Murray Blackie, Chair; Suzan Chamney, Treasurer; Emma Williams, Secretary; Heidi Hunter, Vice-Chair/Bylaws; Ron Gothe, Maintenance Coordinator; Hugh Jackson, WWMR.
Regrets: Jane Rothmund, Landscaping Coordinator.

A. Meeting called to order by the Chair at 10:02AM hours.

B. Approval of Agenda

MOTION: (Vice Chair/Bylaws) To adopt the agenda as amended of Strata Council Meeting October 11, 2026.

SECONDED (Maintenance)

CARRIED 6 of 6

C. Approval of Minutes

MOTION: (Treasurer) To approve the Minutes of Strata Council Meeting held September 6, 2026, as circulated.

SECONDED (Vice Chair/Bylaws)

CARRIED 6 of 6

D. Acceptance of Reports

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

SECONDED (Maintenance)

CARRIED 6 of 6

E. Business

Governance:

- Council received a requested to postpone levy payments until Spring of 2027, however, this would require a new vote at an SGM.

Maintenance

- Unit 1 maintenance request - Rectangular ornate glass pane window to the east of the front door appears to have lost its vacuum. Windowpane is ordered.
- Front door columns repairs, some including concrete, have now been completed. Further concrete work will be starting this week. Thanks to all the volunteer helpers.
- Roofing replacement plan- will start in spring of 2027, starting with the more critical units. This TBD at a later date.
- Sundeck replacement plan- units 1,2,3 and 8. This will also start in spring 2027.
- Snow removal plan- Have some quotes coming in, will review options.

Landscaping

- Alteration agreement Unit 27 re. changing fence

MOTION: (Treasurer) To accept the application for changing the existing fencing to black metal spindle panels, with the condition the a new 'Assumption of liability' along with a new plot plan be submitted.

SECONDED (Vice Chair/Bylaws)

CARRIED 6 of 6

Action Item: Secretary to let unit 27 know of approval.

- Alteration agreement Unit 13 re. Planting bushes for privacy from non-strata neighbours.
MOTION:(Vice Chair/Bylaws) To approve the request as submitted.
SECONDED (Treasurer)
CARRIED 5 of 6 (1 abstain)
- Landscaping Contract update- Council agreed to renew our landscaping contract with Parker Landscaping for another year. Parker Landscaping offered two options, so council will send out an email outlining the two options and ask the strata owners for their feedback.

Finance

- No questions or comments regarding monthly financials.
- Annual Financial review- Report attached.
- Website Migration- Changing where our website is hosted to a Canadian company that is significantly less expensive.

F. Next meeting November 22, 2026 via zoom at 10:00am.

G. Adjourn 10:56am

Strata Council Reports

Treasurer's Report:

In September I gathered all the financial records for the past fiscal year and posted copies on the OneDrive. A link was sent to our Annual Financial Review Committee, made up of Tom Tryon, Heidi Hunter and Jo Ann Walker. Each of them has reviewed the documents and a report has been submitted.

Next, I will be working on our Income Tax return for the year.

We are receiving Special Levy payments from owners. Owners have until December 1 to submit their payments.

The invoice for renewing our website hosting and domain name came in significantly higher than in previous years, so I am looking at moving our website to a Canadian based webhosting company.

WWM Report:

Please be advised that on Sept 15th both 1st and 2nd septic tanks were completely pumped to entry level. This was accomplished by two 2000 gal trucks in a period from 7am to 5pm. There were no real surprises in the inspection that followed, just normal cleaning etc.

We are also meeting with Core Water to discuss a revised maintenance schedule and pump-out schedule to avoid any more problems in the future.

We also like to thank all residents who exercised water saving measures on that day.

Financial Review Committee 2026 Report:

We have reviewed the 2025-2026 financials and found them to be in order. Any questions we had were promptly answered by the Treasurer.

1-Balance Sheet - LLE - As of 2026-10-06
(in Canadian Dollars) (Cash Basis)

2026-10-06

Page 1

Account	2026-10-06 Balance
ASSETS	
Cash and Bank Accounts	
CRF Chequing	85,904.88
First CU Membership Shares	25.00
First CU Ownership	4.88
First CU RV cheq	2,590.20
First CU SRF savings	3,142.56
OPERATING Chq	67,420.26
CCCU Member Shares	5.15
Petty Cash	200.00
TOTAL Cash and Bank Accounts	159,292.93
Other Assets	
CRF 3YR GIC (106)	12,020.13
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	160,455.81
TOTAL ASSETS	319,748.74
LIABILITIES & EQUITY	
LIABILITIES	0.00
EQUITY	319,748.74
TOTAL LIABILITIES & EQUITY	319,748.74

2-CRF report - LLE - As of 2026-10-06
(in Canadian Dollars)

2026-10-06

Page 1

Account	2026-10-06 Balance
Bank Accounts	
CRF \$ in Operating Acct	26,000.00
CRF Chequing	85,904.88
TOTAL Bank Accounts	111,904.88
Asset Accounts	
CRF 3YR GIC (106)	12,020.13
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	110,455.81
OVERALL TOTAL	222,360.69

2026-10-06

Page 1

Date	Category	Memo	Amount
EXPENSES			-4,989.84
Bowser Builders' Supply Ltd			-33.58
2026-09-06	400 MAINT. 8960:410 Repairs Parts	Facia board	-33.58
Interac E Transfer			-78.39
2026-09-25	310 ADMIN 9284:345 Operating Conting...	Gift basket unit 30	-78.39
Parker's Ground Care			-3,916.50
2026-09-15	450 LANDS. 8960:455 Groundskeeping	Landscaping Services 2026	-3,916.50
Pre-auth Debit Strata Plan Vi...			-115.00
2026-09-17	500 UTILITIES 9220:520 BC Hydro	Pre-Auth Debit STRATA PLAN V...	-115.00
Repair Bear			-673.35
2026-09-11	400 MAINT. 8960:415 Contractor work	Deposit on Unit 17 posts	-673.35
Suzan Chamney			-68.02
2026-09-18	310 ADMIN 9284:320 Office expenses	Dedicated IP for domain name	-68.02
Thunderbird			-105.00
2026-09-06	400 MAINT. 8960:415 Contractor work	Relocate the photocell light contr...	-105.00
OVERALL TOT...			-4,989.84

2026-10-06

Page 1

Category	2026-08-01 Actual	- Budget	2026-09-30 Difference
EXPENSES	10,958	43,942	32,984
310 ADMIN 9284	505	2,284	1,779
315 Bank Charges	119	124	5
320 Office expenses	68	100	32
323 Depreciation Report	0	0	0
325 Professional & Legal Fees	0	500	500
335 Honorariums	240	560	320
340 General Operating	0	0	0
345 Operating Contingency	78	1,000	922
Everything Else	119	124	5
350 INSURANCE 8690	0	0	0
Buildings	0	0	0
Everything Else	0	0	0
400 MAINT. 8960	812	10,850	10,038
410 Repairs Parts	34	100	66
412 Maint. Labour	0	50	50
415 Contractor work	778	4,000	3,222
417 Mileage for maintenance	0	100	100
420 Gutters & Moss	0	0	0
423 Window repairs	0	500	500
425 Roofing	0	4,000	4,000
426 Attics	0	1,000	1,000
429 Foundation & Drain Tile	0	1,000	1,000
430 Deck repairs	0	50	50
441 Fence repairs	0	50	50
445 Snow Removal	0	0	0
Everything Else	0	0	0
450 LANDS. 8960	7,836	13,460	5,624
451 Landscaping general	0	500	500
452 Mileage for Landscaping	0	0	0
453 Landscaping labour	0	100	100
455 Groundskeeping	7,833	9,360	1,527
456 Yard waste	0	100	100
457 Weed Control & Fertilizer	0	0	0
459 Trees	0	1,500	1,500
461 Sprinkler parts & rentals	3	600	597
462 Sprinklers labour	0	1,300	1,300
500 UTILITIES 9220	230	600	370
510 Water	0	400	400
520 BC Hydro	230	200	-30

2026-10-06

Page 2

Category	2026-08-01 Actual	- Budget	2026-09-30 Difference
530 Utility Trailer	0	0	0
700 WWM (Septic) 9220	1,575	16,748	15,173
701 Core Water	1,313	1,312	-1
705 Core Water callouts	68	500	432
710 Lab Analysis	149	600	451
725 Treatment System	0	1,000	1,000
730 Disposal	0	12,000	12,000
740 Communication & Control	45	86	41
750 Emergency power (generator)	0	150	150
760 Ministry of Environment	0	0	0
765 EOCP (every three years)	0	100	100
770 Insurance	0	0	0
780 WWTP Contingency	0	1,000	1,000
Everything Else	0	0	0
Net Difference:	-10,958	-43,942	32,984