

North Oaks Strata Council
VAS 2893 North Oaks

Meeting Minutes

Held: Friday, May 2, 2025

Location: SL 24

Council in Attendance: SL 3, SL 10, SL 11, SL 16, SL 20, SL 22, SL24

Call to Order: 1:32 pm

Election of officers

President	SL 24
Vice President	SL 11
Treasurer	SL 10
Secretary	SL 20
Building Maintenance	SL 3
Members at Large	SL 16 SL 22

Elected by acclamation.

Approval of Agenda

It was moved by SL 10 and seconded by SL 3 to approve the Agenda as circulated, with the addition of incoming correspondence. CARRIED.

Approval of Strata Council Meeting Minutes

It was moved by SL 16 and seconded by SL 10 to approve the Minutes of the Strata Council Meeting held on March 10, 2025. CARRIED.

Financial report

Council reviewed the financial statement for Mar/Apr 2025. SL10 reported that, as approved at the March 10 meeting, \$10,000 was transferred from the chequing account to the contingency fund. This transfer will help ensure that we maintain a

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solid balance to address future repairs and maintenance. It was moved by SL 3 and seconded by SL 11 to approve the Financial Statement. CARRIED.

Maintenance Report

Concrete – during a preventative property inspection, cracks were found in some of the decorative rock facing. The cracks have been repaired.

Outdoor Lights – most of the front door lights have been replaced, but we are still experiencing issues with one unit where the motion detector isn't functioning. That lamp will be replaced shortly.

Fencing – 4 posts were replaced on the north fence. Our fencing is in good condition overall and we continue to monitor and repair as necessary.

Gutter Repairs – ongoing as time and weather permits.

Dryer Vent Cleaning – technicians will be onsite on May 29. Please ensure that your outside vents are accessible. There may be a need to access some units from the inside. If you are at home, please allow the technicians entry as required.

Windows – according to the most recent home inspection, our windows are in good condition. Owners are reminded to inform Council if they have any issues with foggy windows or cracks in the window pane or frame.

Water Restrictions

Owners are advised that, effective May 1, Stage 1 Water Regulations apply. Further information can be found at <https://gibsons.ca/water/water-regulations/>, or on the flyer located by the North Oaks mailboxes.

Correspondance

Council received an application from SL 15 to make alterations to the bathroom and install an access ramp at the front door. We support the alterations, which will enhance the unit's accessibility. SL20 will prepare an approval letter to be issued once further details of the proposed renovations are received.

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Spring Clean-up

Town of Gibsons Spring Clean-up Coupons were included with the April utility notices. Strata lot owners are entitled to bring one truckload (up to 450 kgs) of unwanted items to the Gibsons Recycling Depot. Further information is available at <https://gibsons.ca/services/waste-management/waste-collection/spring-clean-up/>.

Garage Sale

Some North Oaks owners are having a garage sale on Saturday, May 10, from 9 AM to 3 PM. Everyone is welcome to participate. Please remove any unsold items from in front of your unit after the sale.

Water Usage

Council had a brief discussion about water usage as our utility bills for Oct – Mar showed a 10% increase in usage over the same period last year.

Correspondence to Owners

Our preferred communication method is email; however, the Council acknowledges that some owners may not have this option. SL24 has offered to print meeting minutes and notices and deliver them by hand to those owners as needed.

Date/Time/Location of Next Council Meeting: August 6. 9:30 am. SL24.

Meeting Adjourned: 2:30 pm