

# Pacific Village Owners' Council Meeting

Monday, June 15, 2009

## AMENDED MINUTES of OPEN MEETING

Present: Angie Lavergne, President  
Ted Sanderson, Vice-President  
Jennifer Mackie, Treasurer  
Wendy Ackinclose, Secretary  
Tracy Fleming, Member-@-Large  
Dale Harder, Diversified Properties

Open Meeting started: 7:00 pm

### Open Session

1. Agenda had been edited by Angie and Jennifer and approved as presented.
2. Minutes had been edited by Angie from Open Meeting on May 25, 2009 and were approved as presented.
3. Business arising from the minutes
  - a. **Dale** brought a letter from Indian Affairs responding to our query regarding the conversion of the Recreation Centre into two residences. It means a lot of work (red tape). **Action:** Scanned to council; decided not to go ahead.
  - b. We approved a new **rule 2.5** about not riding/boarding around common areas because of safety and liability. **Actions:** This needs to be incorporated into rules & regs and distributed to tenants.
  - c. **Rule addition:**  
**Hazards 2.5** The use of bicycles, roller blades, skateboards, scooters or other such devices for recreation purposes is prohibited on Common Property.
  - d. In order to make more parking stalls **Wendy** and **Pat** agreed to move down one so the shrubs need cut back to make more room in stall 51. **Actions:** Wendy, **Bill** and **Daryl** cleared away shrubs next to stall 51.
  - e. We honed how visitor parking offences are handled. **Dale** suggested **Bill** take over from **Wendy**. Bill and Wendy will deal with it together and will update each other as needed. A letter was delivered to a townhouse about 3 rotating cars in 2 designated stalls.
  - f. **Ted** suggested some changes to the visitor parking rules to make them clearer and more thorough and to incorporate comings and goings.
  - g. From May meeting **rule 3.5 Exterior Appearance** - work waste being dumped into Village dumpsters. **Action:** Offenders will receive a letter asking them to take to appropriate place.
  - h. Approved amended **rule 11.2 Non-payment of Fees** to include recovery of any and all costs associated with the outstanding arrears. Notice sent to all owners re this change, however, we will need a 'soft copy' of the Rules & Regs to update.

i. **Rule amendments:**

**11.2 Non-Payment of Fees:**

Any Owner in arrears in paying Common Fees will be subject to the following:

**Legal Action – Termination of Sublease**

If an Owner fails to pay common fees, interest, fines or any other amount due to Pacific Village I in accordance with #11.2 of these Rules and Regulations, and remains in default ten (10) days after the amount is due, the Property Management Agency is authorized to proceed with legal action as stipulated in the Pacific Village I Sublease. Owners' Council shall be informed in writing of the exact nature of the arrears and a registered letter shall be sent to the Owner specifying that he/she has ninety (90) days from the date of the letter to pay the full amount of the arrears plus any and all fees associated with the recovery of the outstanding amounts. Failure to comply with this demand shall result in the initiation of the termination of the subsequent Sublease.

- j. **Dale** was going to incorporate rule changes/additions into one letter to tenants.  
**Action:** Jennifer typed up changes and Bill delivered to tenants.
- k. **Gardeners** are to remove the slabs from inside Admirals fence. Gardeners quoted \$900 to last years' council. We don't believe current council approved this expenditure.  
**Action:** Researching original quote and what it's for.
- l. **Tracy** is leaving the village so we are seeking a member-at-large replacement. **Pat Janischewski** volunteered until there is a permanent replacement. **Action:** we will ask in the next newsletter for a volunteer.
- m. **Tracy** and **Jen** are to provide realtor sign measurements to **Bill** by **Wednesday, June 17<sup>th</sup>** who will have them made up and installed under the grounds' plan sign.
- n. We will go over pet registration forms at next meeting.

**New Business**

- a. **Angie** noticed a large hole in fence at the southeast corner where people are trespassing through. **Action:** This needs to be fixed possibly with something electrical or sharp! A tree has been wrecked by the fence and trespassers are coming through the opening.
- b. **Ted** volunteered to be our resident non-band tax-paying rep for Songhees tax by-laws. Dale mentioned another PV1 tenant is also a member. Ted has attended their meeting and picked up a copy of their by-laws which includes pet rules.
- c. **Dale** suggested one person on council deal with the lawyer with regard to head lease in order to be careful of expenses. Angie volunteered because she worked with a local lawyer.

Open meeting adjourned: 8:30 pm

I will provide Closed meeting minutes in a separate document.