

Pacific Village 1 Owners' Council Meeting
Monday, September 21, 2009
Minutes of Open Meeting

Present: Angie Lavergne, President
Jennifer Mackie, Treasurer
Pat Janischewski, Member@Large

Ted Sanderson, Vice-President
Wendy Ackinclose, Secretary
Michael Smith, Diversified

Meeting opened: 7:30pm

Open Session

1. Tenants from 4, 5, 7, 41 and 62 attended and raised questions about the Indian Affairs suit and the visitor parking change.
2. Agenda with revisions was approved.
3. Minutes of open meeting with revisions was approved.
4. Owner concerns – open floor
 - a. Lawyer Richard Margetts explained in laymen's terms the history of what brought about the law-suit with the land lease, Songhees band and Indian Affairs. He and Michael Smith suggested owners who haven't lived here three years should discuss with the lawyer / realtor who represented you in your sale.
 - b. The band has not yet accepted the final proposal, but we have started paying the arrears starting August 2009. Richard Margetts will let us know the final total. The next review will be March 2011.
 - c. Michael and council explained the 6 hour maximum parking in visitor stalls. It is a lot of work to man, organize, track and update, so involving Always Towing takes the onus off council and makes for better relationships with neighbours. This way there should be more vacant stalls for true guests. The new parking was motioned by Jen and seconded by Wendy and voted to pass 4/5. The motion removed the use of any passes. **Ted – What was the motion please?**
 - d. Smoke seeps into townhouses from bordering units. If you have a window open and the smoking neighbour doesn't it causes a vacuum effect sucking the smoke in. Suggest asking neighbour to crack a window too if possible.
 - e. As far as we know there have six vehicles broken into and some more than once. Colwood RCMP have been keeping an eye out and ask that they be called by the owner whenever a vehicle is broken into.
 - f. Reminder about noise and moving time to go in next newsletter. Tenants, guests and pets should be quiet from 11pm until 9am (this is what rule states). Normally the tenant behind us can hear us and we them more clearly than the tenant beside us.

2. **Business Arising from Minutes and Old Business**
 - a. Janet Baker kindly cleaned up the garbage from the bus stop to the hidden gate on Craigflower. It had recently been cleared up by people doing community service. **Action:** Thank you to Janet (Angie).
 - b. On behalf of council Wendy will write to Esquimalt Municipality about the garbage on Craigflower not being picked up on a regular basis. She will also ask about the No Parking signs out there because we understand they aren't planning to beautify this far along. The Mayor and the MLS will be copied on this letter.
 - c. Bill will talk to gardeners about removing the concrete and if the quote is still \$900, it is a go.
 - d. Jennifer will do up a draft village pet registration for and have ready to view at next meeting.
 - e. The president and secretary have keys to the rec building.
 - f. Bill and Angie looking after realtor sign – 36” wide. This sign will attach to the side of the map rather than under it.

3. **Treasurer's report**
 - a. Hydro bill didn't show up on last month's financials because they bill 60-80 days.

4. **Diversified's report**
 - a. Michael reiterated that we'd already heard about the arrears, charges, balances.
 - b. Provided a Maintenance Request form for tenants to fill in and place in the rec building slot. Bill would look at and if they weren't for him to do, he'd pass it along to a council member for signature and delivery to Diversified.

5. **Bill McClusky's report**
 - a. Trimmed back blackberries away from fence
 - b. Takes garden refuse to Esquimalt yard
 - c. Painting numbers on the parking stalls will happen within the next month
 - d. Cut back trees so vehicles can get into their stalls
 - e. Will now collect maintenance request forms and review before passing along to Diversified Properties.
 - f. Dug out grass from between path slabs
 - g. Removed graffiti from fence on Craigflower and painted a large portion of the Craigflower fence line, repaired fence, replaced lights
 - h. General upkeep of property.

6. **New Business**
 - a. Tenants are still to call Diversified directly for emergencies.

7. Rule Changes

Current Version

Parking Vehicles

7.1 Each owner within Pacific Village 1 shall have the use of an assigned numbered parking stall.

New version (includes 7.3)

7.1 Each owner within Pacific Village 1 shall have the use of one (1) assigned numbered parking stall. Depending on availability, additional parking spaces may be assigned upon request of the Property Management Agency, at a monthly rate to be set by Owners' Council from time to time.

Current Version

7.2 Visitor parking spaces are for visitors only and can be used for no more than seventy-two (72) hours unless a Visitors Parking Pass has been obtained. The Visitors' Parking pass must be visible in the visitor's vehicle at all time while parked at Pacific Village 1. Any resident having a visitor staying longer than seven (7) days must contact the Property Management Agency for further instructions. A contracted independent towing firm will tow any unauthorized vehicles at the vehicle owner's expense.

New version

7.3 Visitor Parking spaces are for visitors only and can be used for no more than six (6) hours. No resident owner, renter, or other resident shall park in Visitor Parking at any time. A contracted independent towing firm will tow or block any unauthorized vehicles at the vehicle owner's expense.

Open meeting adjourned: 8:30pm