



WILD ROSE BAY
STRATA PLAN KAS 1797
STRATA COUNCIL MEETING MINUTES
Tuesday, November 25th, 2025, at 6:30PM
Via Zoom

COUNCIL PRESENT:

Donna Greenway	SL 78	President
Sue Guenette	SL 42	Treasurer
Jolene Mancini	SL 60	Secretary
Stewart Smith	SL 80	Council Member

REGRETS:

Carolyn Harrison	SL 81	Vice President
Andrea Bee	SL 79	Council Member
Jenelle Lockerbie	SL 105	Council Member

GUEST:

Gary Mehan	SL 68
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MANAGEMENT PRESENT:

Abi Chauhan, Strata Manager
Pacific Quorum (Okanagan) Properties Inc.
achauhan@pacificquorum.com / Direct Line 778-362-2724

1. CALL TO ORDER:

The meeting was called to order at 6:35 PM.

SL 68 – Provided an overview of the Council's online tools, including email accounts, the Wild Rose Bay Properties website, and Google Drive. Gary to add Donna as new administrator of Google Drive.

2. ADOPTION OF PREVIOUS COUNCIL MEETING MINUTES:

It was:

MOVED by SL 78 and SECONDED by SL 42:

To adopt the Minutes of the Council Meeting held on Sept 16th, 2025, as previously circulated.

CARRIED

3. FINANCIALS:

Financial statements were reviewed, and arrears were discussed. Six units are currently in arrears, and the Council approved sending reminder letters. All owners are reminded to pay their strata fees by the 1st of each month to avoid fines and penalties. Strata Manager to clean up \$93.00 credit in marina reserve account. Move to approve October financials was tabled until January meeting where fulsome review would be addressed and Shirley to be guest invite. \$219.33 getting written off which will offset the \$232.79 credit – **Action by PQ**

4. COMMITTEE/PROJECT UPDATES:

Roads and Ditches (SL 78):

Snow Removal – The Snow removal contract has been renewed with Snowbusters.

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Grounds/Trees/Landscaping (SL 78):

Consider hiring a new arborist assessment and review tree map accessibility – **tabled**.

Confirm caretaker Eric's role in tree inspections and prior assessment follow-up – **tabled**.

Building Committee (Kris Krutop, Ryan Harrison):

Lot 55 – The council discussed ongoing issues with Lot 55, deciding to leave it with the building committee for further handling.

Lot #45 – wants to fill in the ditch and put in a culvert.

Marina (John Lakeman):

- Eric requested funds to put shelves in sea-can. \$400-500 coded to 3111 – **discussed**.

Communication/Newsletter/Website/Social (Carolyn/Andrea):

- Website Management: Andrea to give a presentation on new website – **tabled**.

5. UNFINISHED BUSINESS/PROJECTS:**Owner Orientation Handbook (Carolyn, Donna, Andrea):**

- SL 79 to finalize handbook (awaiting photographs) and circulate to Council for review – **tabled**.

Park bench replacement & potential dock bench additions:

- SL 78 sent email to owner who wanted to replace her memorial bench – she sent email saying she has the bench and likely will put it back in May.

Depreciation report (sue/dan):

- Dan sent email asking for input from the Water Committee. Needs info by March 1st, 2026 – **in Progress**.

Miscellaneous

- **Wendy Morley - odor from RBC** – The Council discussed odor control measures, with SL 80 exploring carbon filter options and replacement schedules. SL 80 highlighted ongoing concerns regarding pump testing, capacity, and longevity. Emphasis on regular checks to ensure optimal performance.
- **PRV replacement** - For the PRV and flow meter project, a simpler meter replacement will be considered instead of a full vault renovation.
- **Gangway lights** – Gangway lights were discussed and decided to leave them on.
- **Google Drive** - folder organization to be reviewed and simplified.

6. WATER & SEWER UPDATES & OUTSTANDING WORK:

- Freshwater intake deficiency follow-up; emergency response plan - **completed**.
- RBC building safety – **SL 80 to follow up**.
- Drive motor delivery pending – **discussed as part of ongoing operational maintenance**.
- Compost pile limits – stop expansion, repair/test wells, volunteer support needed – **tabled**.
- Spray field pressure test – contractor to be determined - **pending**.
- Lagoon duckweed removal – next phase after pump installation – **tabled**.
- Fall water ingress prevention – **seal manholes (AGM-approved)**.
- Flow meter proposal (\$43,000) – council approval required – **tabled**.
- Sewer system classification – **ensure 5-year compliance**.
- Erik needs to blow out the lines – **SL 42 to follow up with Erik**.

7. BOAT SLIP REASSIGNMENT:

- New moorage agreement – **tabled.**

8. COMMITTEE TO SUPPORT WATER UPGRADE (Paul, Jeff, Peter, Marc, Stewart, Donna):**Water Upgrade Committee:**

- Committee has reached out to Greg Hunt, plumber in strata. He is going to look at the vault and check-out the replacement of the flow meter. – hasn't been able to do. Committee will look at options. Meeting scheduled for December 8th to review emergency response plans and scope of work. True Engineering meeting scheduled for December 9th.
- Emergency Response Plan has gone to IH, we await feed back.
- Letter to owners was sent to IH, waiting for feed back.
- Committee is working on scope of work for flow meter to send out for quotes. Size of meter was determined.
- Committee has meeting with True Engineering to review scope of work and what has been done to date.
- Committee has reviewed the action list that previous water/sewer liaison provided and updated it and will utilize it going forward.
- Next meeting December 8th, 2025.

9. NEW BUSINESS/PROJECTS:

Budget Review: Council expressed the need to review detailed budget items and maintenance costs. Scheduled for January 8th, 2026.

10. CORRESPONDENCE:

None

11. TERMINATION OF MEETING:

There being no further business to discuss, the meeting was terminated at 8:00 PM.

**THE NEXT COUNCIL MEETING WILL BE HELD ON:
January 8th, 2026, at 5:30 PM, BC Time**

Submitted by:

Pacific Quorum (Okanagan) Properties Inc.

Abi Chauhan, Strata Property Manager

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