



SHV Board of Directors Meeting Minutes July 29, 2025
16 Signal Hill Lane, 7:00 pm – 8:00 pm

1. Call to Order

Meeting was called to order by President Terry Chelich at 6:59 pm.

2. Attendance & Quorum

In attendance were Terry, Ruth and James. Quorum was declared.

3. Approval of the Agenda/Any Additional Items

Moved by Ruth and Seconded by James that the Agenda be approved as circulated. Passed

4. Approval of Minutes February 18, 2025

Moved by James, seconded by Ruth that the minutes of the February 18, 2025 Board of Directors meeting with approved. Passed.

5. Update on Finance

Currently we have \$24,226.61 in the Operating account and \$178,091.07 in the Reserve.

6. Acceptance of Electronic Votes:

6.1 Moved to approve owner to install new windows. April 14, 2025

6.2 Moved to pay invoice of \$17,644.50 to repair and stain fence May 20, 2025

6.3 Moved to pay Terry \$228.36 for plants by front entrance May 21, 2025

6.4 Sent letter to owner re: arrears in condo fees May 31, 2025

6.5 Moved to reimburse Terry \$36.19 to repair hose and buy new sprinkler want for shed. June 4, 2025

6.6 Moved to pay Maximum Tree Care \$630.00 to trim trees. June 13, 2025

6.7 Moved to buy letter carrier \$25 gift certificate for hand delivering letters. June 16, 2025

6.8 Moved to pay Chinook Exteriors \$13,907.25 for 4 exterior downspouts. June 19, 2025

6.9 Moved to pay Maximum Tree Care \$3,150 for two tree replacements. June 21, 2025

6.10 Moved pay Bristol Window Cleaning \$1,974.00 to clean exterior windows. July 6, 2025

6.11 Moved to pay Powerhouse \$1,445.00 to install new sprinkler control unit, backflow testing and certificate and fix wifi (attached to invoice 10054). July 10, 2025

Moved by James, seconded by Ruth that the Electronic votes noted herein be approved. Passed

7. Old Business

7.1 Unit owner in arrears

The Board discussed the ongoing issue of the owner whose condo fees have been repeatedly in arrears. Currently they are up to date but the owner has been advised that if the August fees are not paid on time, the Board will have not choice but to go to a lawyer to start proceedings against the owners.



8. New Business

8.1 Visitors along Signal Hill Lane

James has not been able to address this with the owner concerned due to him being away but will be going over there tonight after the meeting, and also will look at the tree the owner has concerns about.

8.2 Mushrooms

Due to the amount of rainfall we have experienced this Spring and early Summer, there are a number of areas where mushrooms are growing. Terry moved that we have the landscapers pick them so as to not have them cut with the mowers. There is an extra cost for this. Seconded by Ruth. Passed.

8.3 Upcoming projects and costing

8.3.1 Trees between A and B Units

There are some major issues with a number of trees in this area. Some will need long term care, bracing and some will have to be removed altogether. Quote for this work is around \$5-6 K, but if we do not address this, a tree could come down and damage property or injure someone.

Moved by Ruth and seconded by Jame that we proceed with the work needed to mitigate any issues with these trees by having the arborist brace or remove as needed. Passed.

8.3.2 Vole "fence"

The pest control company has suggested that we add a piece to the bottom of the east fence to try and reduce the number of voles coming onto the property and causing so much damage. This year has been a bumper year for them across the city. He suggested the cost might be around \$2 to 3000 K to do this.

Moved by James, seconded by Ruth that Terri get a more specific quote from for the board to consider.

8.3.3 Fix A unit rear concrete pads separating from building

An owner has advised that their concrete pad is coming away from the building in an A unit. On further inspection, it appears that this is happening on all units. Terri arranged for concrete companies to come and have a look and it appears that the rebar is "rotten" – maybe rusted and not doing its job anymore. This will mean all the pads will need to be removed and reinstalled at a hefty cost. The Board discussed appropriate action and given the costs involved, it was decided that this item will be added to the AGM meeting agenda for all owners to discuss.

8.3.3 Flooding between A unit concrete pads

There has been water pooling between the A unit concrete pads with all the rain we have had. The landscaper and concrete guys looked at this issue and there really is no easy fix for it. It was decided given this verdict that this item should be discussed at the AGM.

8.3.4 Dead grass along rear of A Units

The landscaper has advised that we have a lot of dead grass along the rear of the A Units and this likely is contributing in some way to the flooding issue. He suggested putting in white pea gravel instead of trying to maintain grass in this area. This would be quite expensive to do, as previous Boards have looked at this issue as well. It was decided that this should be discussed at the AGM.



8.3 5 Extra garbage pickup

Despite repeated reminders about overfilling the garage, this has continued to be an issue. Terri has noted that the only solution may be to add an extra pick up a week. She was quote about \$190 extra a month for this. Moved by Ruth, seconded by James that we go ahead with another weekly pick up. Passed.

8.4 Security camera at shed

James has not been able to find a viable camera that does not require wifi. Terri pointed out that we do have access to wifi but given that the reason for getting a camera was about the issues with the overfilling of the garbage, and this is being addressed by an extra pick up a week, this was no longer necessary.

9.0 Adjournment

Meeting was adjourned at 7:30 pm.