

**LMS 4530 Crescent II
3500 – 144 Street Surrey, B.C.**

COUNCIL MEETING MINUTES NOVEMBER 23, 2011

LOCATION:

9:00 a.m. – Clubhouse
3500 144th Street
Surrey, B. C.

**STRATA COUNCIL 2011
CHAIR**

Harry Harris - #71
604-538-3599

SECRETARY

Connie Hobman - #84
778-294-0533

TREASURER

Barry Cashmore - #53
604-541-3963

LANDSCAPING

Bev Nicholas - #49
604-535-7312

IRRIGATION

Bill Laidlaw - #87
604-535-8986

MAINTENANCE

Roy Gattinger - #79
604-541-6363

SECURITY/CITY LIAISON

Doris Cummings - #48
604-541-3063

STRATA MANAGER

Fred Borgford
E-Mail: fred@crpm.ca

**CROSSROADS MANAGEMENT
LTD.**

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SURREY, B.C. V3W 1J8**
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**EMERGENCY CONTACT
24 HOUR SERVICE
(778) 578-4445**

**Go to local 230 and press "7"
Your call will be directed to
Fred's cell phone.**

Owners are encouraged to save
copies of the minutes (on your
computer) as prospective
purchasers will usually request two
years worth of minutes before
buying. This will save you or them
money as the management firm does
charge .25 per page to reproduce
them.

ATTENDANCE:

Harry Harris
Connie Hobman
Bill Laidlaw
Doris Cummings
Roy Gattinger
Bev Nicholas
Fred Borgford
Gerry Blanchard

Regrets:

Barry Cashmore

(1) CALL TO ORDER

The Meeting was called to order at 9:00 am by Harry Harris,
a quorum being present.

(2) ADOPTION OF PREVIOUS MINUTES

It was MOVED/SECONDED to adopt the Minutes of the Council
Meeting of September 21, 2011.

CARRIED

(3) FINANCIAL REPORT

Due to the absence of the Treasurer, it was agreed to table
the financial statements of August 31st, September 30th and
October 31st, 2011 to the January 4, 2012 council meeting.

(4) COMMITTEE REPORTS

LANDSCAPING

Bev Nicholas submitted a report regarding the following
landscaping issues:

a. Bev and Roy walked the whole complex and made a
list of the following items that still need to be done: before
winter the lawns still need to be top dressed; lime needs to
be applied and the usual leaf and branch cleanup will be
completed.

b. The manager spoke with an owner in the complex who
was very concerned about a notice she received regarding
severe pruning of the overgrowth of plants and shrubs around
the complex. It was explained that this is for the benefit of
every owner in order to stop rot and water penetration and to
allow tradespeople access to make repairs on the building
envelope when needed.

REPAIRS & MAINTENANCE

Roy explained to council that gutter and valley cleaning will
be done as soon as possible and the manager will contact
Bogie to see when it can be scheduled. We will also

investigate a unit where there has been a complaint of water overflowing the gutters.

SPRINKLERS

Bill and Roy have completed a review of the sprinkler coverage to all the planted beds in the complex. An area of concern is that sprinkler heads are causing damage to post and band boards trim in the complex. A budget to remove and place new heads has been prepared for the 2012 budget. The sprinkler system has been shut down for the winter.

Owners are requested to contact Bill Laidlaw with sprinkler issues.

SECURITY/AREA DEVELOPMENT

A council member asked the manager about the problems with the entrance gates. There are two issues:

- radio noise in the area is interfering with remotes.
- the gate company was asked to repair a power cable on one side of the gate as soon as possible. The manager discussed this with the Crescent I strata manager and the gate company, and the result is that the two stratas may have to consider replacing the gate operators at a cost of approximately \$10,000. Gerry Blanchard confirmed that the cost would come from an existing CRF to which Crescent II contributes a regular payment - therefore the cost of this replacement is already in place. He also explained that the FAA system is far superior to the gate operators in place at this time.

A council member asked if was possible to change the gates so that they slide sideways instead of opening and closing. Gerry Blanchard said it may be possible and he will look into it.

(5) SHARED COSTS COMMITTEE

This committee will form in the spring and then meet with Crescent I. Two council members will meet with Crescent I to discuss shared costs as well as other issues which they may have in common.

(6) CORRESPONDENCE

Parking:

The manager and council have received complaints from owners concerning parking on driveway aprons and vehicles extending into the roadway. Following a discussion, council decided that owners in violation will be sent a warning letter reminding them of the bylaws. **If an owner does not comply, council will issue a fine.**

The manager explained that the Surrey fire department's bylaw states that 21 feet of width is needed for their fire trucks in case they have to fight a fire.

Please review the following excerpts from Crescent II's bylaws:

Section 3 (d), an Owner, Occupant or Guest shall not: obstruct or use the Roadways, Sidewalks, Walkways, Passages and Driveways of the Common Property or LCP for any purpose other than entering or leaving the Strata Lots or parking areas within the Common Property or LCP of the Strata Plan.

Section 38 (1), owners, occupants and guests will use the interior roadways, driveways and parking areas only in compliance with these bylaws.

(2), no parking is permitted except in a designated parking space, **nor shall a vehicle park in a manner which will reduce the width of and access roadway;** ie. no vehicle will park on a roadway except as in 38.3.

(5), parking is permitted on the driveway apron, **provided the parked vehicle fits on the apron; i.e. does not extend past the apron.**

Residency Restrictions:

Two owners sent an e-mail to the manager regarding a unit where the adult son (along with his two young children) has moved into his parents' unit and that the children leave every day to attend the local school. The manager contacted the owner and it was confirmed that the two children in question are cared for by their grandmother three days a week, cared for by the owner two nights a week for a sleepover, and that the other nights are spent with their biological mother at another address. This family is therefore not in violation of the strata's bylaws.

Please visit our website at www.crescentstrata.net to read our current bylaws and rules. Failure to comply may result in fines in accordance with Section 2, Enforcement of Bylaws and Rules.

(7) OLD BUSINESS

- a.** A review of the city of Surrey's tree removal policy has been given to the manager by BC Plant Health Care. This policy applies to all complexes 30 years and newer: all trees are protected under a development covenant. No trees, regardless of size can be removed, topped or pruned by more than 30%. An arborist's report is needed for any tree removal. Any removal must be justified and replacement trees will be required for every removed tree. The city will dictate whether it will be one or two trees for every removed tree. The permit cost is \$87 per tree plus a \$300 refundable deposit for every required replacement tree. This deposit is paid when the permit is issued, the City will do an inspection on the replacement trees after 12 months and if they have been cared for, the deposit will be refunded.
- b.** Council reviewed the strata insurance policy regarding units empty for extended stated periods of time. The manager called the insurance company and was informed that if a unit's owner is away for any length of time, there would be no voiding of strata insurance coverage if there were an incident. However, it would be helpful if owners had someone check their unit on a regular basis. It is suggested that owners contact their own insurance agent to confirm the details of their specific policy in this regard.
- c.** A review of the smoke alarm testing requirements for the City of Surrey and the fire department will be needed. The manager explained to council that the current code does not allow any unit owner to disconnect their hard-wired smoke alarm. He will contact the fire department for clarification as soon as possible.

(8) NEW BUSINESS

Council discussed the proposed budget for the February 22, 2012 AGM submitted by the Treasurer. Due to Mr. Cashmore's absence, council will have a further meeting before the January 4th regular council meeting to discuss the options presented.

Council discussed a rule to prune shrubs and plants to certain heights. The manager was asked to check if a rule proposed at the 2007 AGM was ratified. **The rule proposed was: "if shrubs or plants die from owner neglect or lack of watering as determined by the gardeners, the plants or shrubs will be replaced at the expense of the owner".**

Council asked the manager about an owner's response to a letter about plant overgrowth. The owner's only concern was to make sure the plants and shrubs were not cut so severely that her place would become unattractive.

Council requested that the manager try to improve his communications with the strata council.

Doris advised Council that she was recently informed by a Crescent I councillor of her responsibilities in regard to the gate. Doris also suggested that an effort be made by council to communicate with the Crescent I council with a view to discussing issues that may benefit both stratas. Gerry Blanchard will discuss this suggestion with the Crescent I council.

Council would like better access to the website and would like some details of how owners can receive directions and/or an explanation on how to do this. Gerry Blanchard will provide Doris with the contact name and e-mail address of the webmaster.

ATTENTION ALL OWNERS:

Council would like to inform all owners that they will be sending out warning letters to any owner who is in contravention of the parking bylaw. All owners are reminded to please read section 38 of your bylaws for more information. If you do not have a copy of the bylaws you may view them at www.crescentstrata.net.

It was MOVED/SECONDED to adjourn the council meeting at 11:08 a.m. CARRIED

Owners are to check for posted notices on the board by the mail boxes. These notices are Important, so please read them. If you have questions, please contact the Manager at **778-578-4445**.

The next Council meeting will be at **9:00 a.m., January 4, 2012 in the clubhouse.**

Note: The AGM is scheduled for February 22, 2012.

Fred Borgford, Property Manager