

LOCATION:

9:30 a.m. – Clubhouse
3500 144th Street
Surrey, B. C.

STRATA COUNCIL 2012

CHAIR

Harry Harris - #71
604-538-3599

VICE CHAIR/SECRETARY

Doris Cummings - #48
604-541-3063

TREASURER

Barry Cashmore - #53
604-541-3963

LANDSCAPING

Bev Nicholas - #49
604-535-7312

MAINTENANCE

Roy Gattinger - #79
604-541-6363

IRRIGATION

Bill Cheb - #93
604-535-8986

SECURITY

Veronica Porter - #89
604-541-3063

STRATA MANAGER

Gerry Blanchard
E-Mail: gerry@crpm.ca

CROSSROADS MANAGEMENT LTD.

1011, 7445 132ND STREET,
SURREY, B.C. V3W 1J8
Phone: (778) 578-4445
Fax: (778) 578-4447

EMERGENCY CONTACT
24 HOUR SERVICE
(778) 578-4445

Owners are encouraged to save copies
of the minutes as prospective
purchasers will usually request two
years worth of minutes before buying.
CrossRoads charges .25 per page for
copying.

ATTENDANCE:

Harry Harris
Bill Cheb
Doris Cummings
Bev Nicholas
Veronica Porter

Gerry Blanchard, Strata Manager

Regrets:

Roy Gattinger
Barry Cashmore

(1) CALL TO ORDER

The Meeting was called to order at 9:30 am by Harry Harris, a quorum being present. Harry welcomed Gerry back as Crescent II's Strata Manager.

(2) ADOPTION OF PREVIOUS MINUTES

It was MOVED/SECONDED to adopt the Minutes of the Council Meeting of January 4, 2012. CARRIED

(3) FINANCIAL REPORT

It was MOVED/SECONDED to table the January 2012 financial statements due to the absence of the Treasurer.. CARRIED

(4) COMMITTEE REPORTS

4.1 LANDSCAPING

It was MOVED/SECONDED to adopt Bev's landscaping report, which is attached to and forms part of these minutes, as amended. CARRIED.

4.2 REPAIRS & MAINTENANCE

Roy has arranged to have a thorough gutter cleaning and window/skylight washing in the first week of May. Plans are underway to spray the algae on the roofs in July.

4.3 SPRINKLERS

The sprinkler system will be started back up in late April.

4.4 SECURITY/AREA DEVELOPMENT

Crescent I have voted at their AGM last month to continue to keep the gates closed except for the three-hour period the late afternoon.

4.5 SHARED COSTS/COMMUNICATIONS COMMITTEE

Doris and Barry will talk to Crescent I regarding the shared costs. Gerry will talk to Crescent I to arrange a meeting.

4.6 BYLAWS

Over 12 to 18 months, your strata council has dealt with a number of bylaw infractions that we summarize below:

PARKING – Vehicles that park on the apron of your garage must not over hang the curb, and vehicles must not be left on the roadways (fire lanes) unattended;

PETS – Pick up immediately after your pet. Lawns that have dog droppings will not be mowed. Do not let your dog urinate on the front lawn as the acidity will turn the lawn brown.

VISITOR PARKING – Please ask your guests to leave a note on the dash stating what unit they are in. This will assist greatly during an emergency.

POSTED SPEED - vehicles entering the complex must comply with the posted speed of 15 kph.

(5) CORRESPONDENCE

Council requests that any correspondence directed to Council be sent **at least 1 week** prior to the Council meeting. This will allow the letter to be copied and distributed to Council in sufficient time to allow Council to make a timely decision. Please include your unit and telephone numbers.

It was MOVED/SECONDED

that the request by an Owner to extend their patio and to build a side gate be approved. The cost will be borne by the Owner. **CARRIED**

Council subsequently dealt with the correspondence received and, where deemed necessary, the Property Manager was directed to correspond with the various authors. Others will have their concerns addressed in the Minutes, or be contacted by a member of Council for a first-hand report.

(6) NEW BUSINESS

6.1 TELEPHONE LIST

Doris is updating the telephone list and additions will be forwarded to Crescent II's website at crescentstrata.net. A new directory will be published in 2013. Doris will provide Gerry with a supply of directories to be included in the new Owner's welcome package.

(7) ADJOURNMENT

As there was no more business to complete, the meeting was adjourned at 11:10 a.m. and will re-convene on Wednesday, May 2, 2012, at 9:00 a.m. in the clubhouse.

Gerry Blanchard, Strata Manager

REPORT: NEUCO LANDSCAPING

What's been done: January/February

Back and side lawns top dressed with washed sand – seeding to follow

1. Dolopril lime applied to all lawns
2. Gardens raked and oversized plant growth reduced
3. Hedges trimmed
4. Outside the fence cleanup under shrubs and trees, as well as preparation for trellis garden planting

What's to come: March/April

1. Second phase of lawn restoration program – 1/3 of the units per year on a rotation basis - Units 76 – 93 (based on square footage)
 - aeration of lawns
 - raking of plugs
 - topdressing with sand & soil mix (70/30)
2. Aeration of lawns all backs and sides - 2/3 units
3. April - application of moss control fertilizer
4. Commencement of weeding program – each homeowner can expect five weedings between April and October.
5. Trellis garden installed.
6. Lawns mowed throughout the complex and outside the fence, along King George Boulevard and Crescent Rd.

Note from Neuco Landscaping: CONCERNS

1. Increasing lack of doggy doo cleanup in back yards in readiness for Thursday yard maintenance.
Council agreed to instruct Shawn to withdraw yard services until cleanup is completed.
It was also noted that rats are attracted to the 'doggy doo'
2. Increasing doggy peeing on front lawns leaving ugly yellow stain.

FYI

Some owners have enquired about topsoil for their gardens. Shawn has declined the offer. The expansion to his contract at Crescent II, leaves no time for extras. He is committed to doing a good job and does not want to promise what he can't deliver.

Anne Kulla of Huckleberry Landscape Design C: 604-724-3025 is willing to arrange a drop-off and spreading of composted mulch to those who are interested.

Yellow pages: Super Soil Inc. Drop off service – 604-888-8881- ask for composted mulch.
Please make your own arrangements.

DISCUSSED AND APPROVED

1. Front lawn repairs Units 45 and 76 and filling in two Japanese holly hedge plants - unit 76
2. Adding composted mulch for trees and shrubs in front of parking stalls
3. Replacing diseased tree - unit 100 with slow growing Japanese maple
4. Resolving drainage issues for units 67, 68, 86, 87, and 45
5. Removal of dead plant material and invasive species –unit 93

UPDATE ON BC PLANT HEALTH CARE

Action deferred until next Council meeting once the City has approved the report.