

LOCATION:

9:00 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
604-538-4992

SECURITY

Veronica Porter - #89
604-541-3063

STRATA MANAGER

Gerry Blanchard
E-Mail: gerry@crpm.ca

CROSSROADS MANAGEMENT LTD.

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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
Doris Cummings
Roy Gattinger
Bill Cheb
Barry Cashmore
Veronica Porter
Gerry Blanchard, Strata Manager

Regrets:

Bev Nicholas

(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 March 14, 2012. CARRIED

(3) FINANCIAL REPORT

It was MOVED/SECONDED to adopt the January and
February 2012 financial statements. CARRIED

The March financials were delivered but tabled due the
Treasurer having just returned from vacation this morning.

The Contingency Reserve funds are presently invested in a
business savings account at Westminster Savings. The bank
informed us that the current rate on this account is less than
the rate of the Crossroads Master agreement for funds within
the Trust Account system. It was MOVED/SECONDED to
transfer these funds to the master trust account. CARRIED

(4) BUSINESS ARISING

4.1 BYLAW FINE REVIEW

Council has reviewed bylaw fines applied to an Owner and will
offer a settlement agreement.

4.2 TELEPHONE DIRECTORY UPDATES

In the past year, Crescent II has welcomed four new Owners.
Please go to the web site at www.crescentstrata.net and
obtain their names and telephone numbers.

(5) COMMITTEE REPORTS

5.1 LANDSCAPING

Bev reports:

“What’s been done:

In spite of the over abundance of rain that is making the grass and weeds grow at a rapid rate, the gardens and lawns are looking healthy and cared for. The Trellis garden has been planted and hopefully the King George Boulevard expansion program will not have a negative effect on this garden. We’ll have to wait to see.

The Extras to be done by Neuco Landscaping as outlined in the March Minutes have been satisfied.”

“What’s to come:

Lawn cutting, trimming of all areas bordering curbs, sidewalks, and fences, weeding program, lawn fertilization (May), over seeding of bare areas in lawns. A weeding schedule will be requested so Owners will know when their areas will be weeded.

BC Plant has perimeter reduced some of our trees making our narrow roads free of overhanging branches. Three Birch trees were in major decline due to the Bronze Birch Borer were replaced. Several trees at the rear of unit # 86, in the natural area were given an injection of slow release fertilizer to help increase their survival.”

It was MOVED/SECONDED to adopt Bev's landscaping report.

CARRIED

5.2 REPAIRS & MAINTENANCE

GATE REMOTES – The gate is presently open as the receiver to your remote at times does not work and the gate does not open causing vehicle back-ups onto 144th street. Two different companies have inspected the system and cannot find the problem. Ken Smith will request an electrical specialist known to him to view the system prior to the replacing of the whole system. The specialist will also view the gate opening “rams” as they are nearing the end of their life and may need replacing soon.

GUTTER CLEANING – This work has starting this week. The cleaning process will be using water hoses to flush the inside of the gutter to remove all leaves, needles and soot and roof sand.

WINDOW, SKYLIGHTS, AND OUTSIDE GUTTER CLEANING – This is planned for later in the month or in early June. Please watch for a notice about this work being done as you will be required to remove your screens or those windows will not be washed.

TRELLIS REPAIRS – Repairs to a number of trellises will start next week and continue into June.

WATER SHUT-OFF VALVES – Roy is looking to identify all the water shut-off values for each building. They are located at the front of each building but some are buried in flowerbeds. Once found, a marker will be place at the edge of the driveway in the concrete indicating where the shut-off is, even if it is still buried. The valves will be “exercised” once found to ensure they are working correctly.

SMOKE DETECTORS - It is recommended to replace your smoke detectors in your home every 10 years. New smoke detectors can be purchased at any hardware store. If you are not able to do this yourself, call Jonathan McWhir of Stable Electric at (778) 908-2648.

COMMON AREA LIGHTING – The light fixture above your house numbers are common area lighting. The Strata Council will give out replacement bulbs for these fixtures as we are trying to get a consistent look in the street lighting. See Bill Cheb in unit # 93 to get a light bulb. Please call before you go at (604) 535-8986.

FOOTGATE BY #89 – The wood that surrounds this gate will be touched up this summer as it is showing signs of peeling paint and water ingress.

5.3 SPRINKLERS

The sprinkler system is being started up this week. After the start-up process, the sprinkler head locations will be viewed to ensure they do not spray on the buildings and spray into the most effective areas. Other areas will have the system expanded to cover areas that presently are watered by hand.

5.4 SECURITY/AREA DEVELOPMENT

We thank Doris for her perseverance in obtaining information on changes needed to the Crescent Road and 144th Street intersection, and efforts to reduce traffic speed on 144th.

Doris received the following response from the Transportation Engineer, City of Surrey:

"Please accept my apologies for the ongoing delays in the Semiahmoo Trail project from Elgin Road to 144 Street. You will be happy to know that an engineering consultant has been selected and the project is within an active design assignment, but I'm afraid I cannot provide a specific date for a public meeting at this time. We are currently working out the details of the scope of the project. I can confirm, however, that the project will include a safe pedestrian crossing of Crescent Road, likely in between Elgin Road and 144 Street"

King George Blvd. expansion:

Roy reported on his attendance at a public meeting on April 24th to review the City's planned expansion of KGB, and its impact on The Crescent. Further information will be forthcoming.

5.5 SHARED COSTS/COMMUNICATIONS COMMITTEE

Doris and Barry will talk to Crescent I regarding the shared costs next week. They will also discuss signage at the Crescent I's circle garden as there have been a number of near misses when Owners or trades/guests drive left of the circle when going towards Crescent II.

5.6 BYLAWS

Please ensure you secure your garbage can with a tight lid and use a lid for your re-cycle box or at least place a heavy object on top so papers do not fly around the complex.

(6) 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.

An Owner requested and received permission to install a gate and enlarge their patio.

An Owner requested and received permission remove an old deck and pour a concrete patio.

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.

(7) NEW BUSINESS

7.1 GOLF TOURNAMENT

Planned for Sunday, July 8 at NicoWynd followed by a BBQ at the clubhouse. Please watch for further info on this event.

(8) ADJOURNMENT

As there was no more business to complete, the meeting was adjourned at 11:00 a.m. and will re-convene on Tuesday, June 26, 2012, at 9:00 a.m. in the clubhouse.

Gerry Blanchard,
Strata Manager