

COUNCIL MEETING MINUTES

TUESDAY, JUNE 26, 2012

LOCATION:

10:00 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.

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.
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copying.

ATTENDANCE:

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

Regrets:

Harry Harris

(1) CALL TO ORDER

The Meeting was called to order at 10:00 am by Doris Cummings, a quorum being present.

(2) ADOPTION OF PREVIOUS MINUTES

It was MOVED/SECONDED to adopt the Minutes of the Council Meeting of May 2, 2012. CARRIED

(3) FINANCIAL REPORT

3.1 FINANCIAL STATEMENTS

It was MOVED/SECONDED to adopt the March, April, and May 2012 financial statements, subject to completing two small coding changes. CARRIED

3.2 DEPRECIATION REPORT

The Crescent I strata council has interviewed 3 companies to do a depreciation report and have now chosen one company, Intuition Property Services Inc. to do their study. Gerry recommended that Crescent II interview the top 2 candidates in preparation of getting this report done next year. Gerry will arrange to have RDH Engineering to come to the council meeting on July 31 and give a presentation.

(4) BUSINESS ARISING

4.1 BYLAW FINE REVIEW

Council has resolved a parking matter.

4.2 AGE RESTRICTION CONCERN

This matter has been resolved.

(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

MOLES – Let us know if you have a problem with moles. If a service is required, we will want to co-ordinate it with other problem areas in order to save money.

5.2 REPAIRS & MAINTENANCE

GATE REMOTES – The gate has been serviced and a new receiver has been installed. Council will be at the gate from 3:00 pm to 5:00 pm June 28 and 29, and June 30 from 10:00 am to noon to re-program your remotes. Please bring all your remotes at one time. We will do your car’s “homelink” by appointment only in early July. If you miss this timing, you will need to use your 6-digit code to get in. Please use this re-programming time to also change the battery in your remote if it is older than 1 year.

WINDOW CLEANING - This work was completed and the work was excellent.

GUTTER CLEANING – This work was completed and the work was excellent.

TRELLIS REPAIRS – Repairs to all the trellises started in May and will continue into July. Approximately 60% of the work has been completed. Work is progressing well but a small budget over-run is anticipated due to some unexpected rot on two posts.

PAINT TOUCH-UPS – A number of areas are in need of painting touch-ups. We have arranged for this work to be done in July.

COMMON AREA LIGHTING – Just to let one and all know that we now have the replacement CFL's (compact fluorescent lights) available to replace any burned out street lights that each unit has out front. Any incandescent bulbs currently being used by any of the units should also be replaced by these new CFL's. Spread the good word and have anyone give Bill a call at [\(604-538-4992\)](tel:604-538-4992) who needs one of these new bulbs to replace a burned out one or to replace an incandescent bulb.

5.3 SPRINKLERS

The sprinkler system has been extended out to the exterior trellis area on the corner of King George Blvd. as well as the native forest area below units 81 through 89. Greenleaf Irrigation also completed extensive re-alignments of many sprinkler heads to ensure a better directional spray and to ensure there is no back splash on to the buildings.

New sprinkling regulations from the City of Surrey 2012-06-26

4:00 AM – 9:00 AM – Monday, Wednesday and Saturday only

5.4 SECURITY

The Crescent I and Crescent II Shared Costs Committees will meet in the next 2 weeks to discuss signage for the two round-a-bouts.

5.5 SHARED COSTS/COMMUNICATIONS COMMITTEE

Doris and Barry will meet with Crescent I in the next two weeks and also discuss:

- signage
- share minutes
- Share maintenance projects to get better pricing (line painting)
- gate maintenance

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.

5.6 SOCIAL

GOLF TOURNAMENT - Planned for Sunday, July 8 at Nico Wynd followed by a BBQ at the clubhouse. Please watch for further info on this event.

(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 French doors at the back of their unit and to make alterations to their patio.

An owner had concerns with a hedge at the back of a unit on common property. This hedge is a volunteer hedge and was not planted by the Owner. Roy will remove the small cedars and roots.

An Owner has requested repairs be made to their front patio entranceway. As there is not allocated for this type of work this year, this work and other similar types of concrete restoration will be deferred to 2013 when funds will be ear-marked for work of this nature.

An Owner reported a white lime coming out of cracks in their crawlspace concrete floor. This is called effervescence which is the bleeding of lime from concrete. This is a well known condition with concrete in the industry. The area is dry and should be considered to not be alarming. The lime can be cleaned off but as it's in the crawlspace, we suggest that the Owner just monitor the situation.

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 11:50 a.m. and will re-convene on **Tuesday, July 31, 2012, at 1:00 p.m.** in the clubhouse.

Gerry Blanchard,
Strata Manager

PARKING ON ROADS

**Do not park or permit your guests to park on the roadways.
The roads are considered fire lanes.
Fines will be assessed for repeated contravention of this bylaw.**