

COUNCIL MEETING MINUTES

TUESDAY, JULY 31, 2012

LOCATION:

2:00 p.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
604-531-0555

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:

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

Regrets:

Harry Harris

GUEST: Jason Dunn, Depreciation Report writer, RDH Engineering

(1) CALL TO ORDER

The council meeting was called to order at 2:00 p.m. by Doris Cummings, Vice-Chair, a quorum being present.

Council interviewed Mr. Jason Dunn, RDH Engineering on various aspects of his company and details of a Depreciation Report. Deana Kehler will be invited to the next meeting. Deana is a Depreciation Report writing consultant.

(2) ADOPTION OF PREVIOUS MINUTES

It was MOVED/SECONDED to adopt the Minutes of the Council Meeting of June 26, 2012

CARRIED

(3) FINANCIAL REPORT

3.1 FINANCIAL STATEMENTS

It was MOVED/SECONDED to adopt the June 2012 financial statements, with minor adjustments.

CARRIED

3.2 APPRAISAL FOR INSURANCE PURPOSES

Each year, the Strata Corporation is required to obtain an appraisal for insurance purposes and send it to our insurance broker. This ensures that the Corporation's insurance is valued accurately upon its renewal. Suncorp Appraisals has submitted a renewal quotation for a three-year program for a cost of \$800.00. It was MOVED/SECONDED to proceed with the renewal of this appraisal contract.

CARRIED

(4) COMMITTEE REPORTS

4.1 LANDSCAPING - Bev reports:

What's been done:

Sunshine! Blessed event. Owners' gardens and common areas are beautiful. The weeding and plant reducing programs are making a difference throughout the complex. The yew hedge trimming was completed ahead of schedule and has helped to give a boost to the overall appearance of our lovely Strata.

Most of the landscape extras, such as diseased trees and shrubs that needed replacing have been done.

What's to come:

Lawn cutting, trimming of all areas bordering curbs, sidewalks and fences, and continuation of the weeding program.

Extras: additional pruning and downsizing of plants in common areas, and some lawn restoration in common areas.

It was MOVED/SECONDED: To accept Bev's report as presented. CARRIED

REMINDERS:

- 1. New sprinkling regulations from the City of Surrey, effective 2012-06-26:
4:00 AM – 9:00 AM - Monday, Wednesday and Saturday**
- 2. Painting is scheduled for 2013. B.C. Plant and Neuco Landscaping will be trimming back trees and shrubs around the units.**

4.2 REPAIRS & MAINTENANCE

GATE RECEIVER AND REMOTES – The gates are now fully operational with the installation of a new 450 unit receiver. Many thanks are given to Veronica (Crescent II) and Walt and Garth (Crescent I) who re-programmed 275 remotes and cars...some Owners have 5 and 6 remotes.

TRELLIS REPAIRS – Repairs to all the trellises are nearing completion. Painting will take place next week on the trellises to complete this work. A contractor will replace the decorative rock base on one newly repaired trellis and they will also repair any cracks in the mortar in all other locations throughout the complex.

It was MOVED/SECONDED: To accept Roy's report as presented. CARRIED

Thank you, Roy who has so tirelessly overseen this project, inspected all the decorative rock areas for needed repairs, and arranged for replacement of the house numbers.

**Warm, dry conditions bring out ants along the concrete cracks.
An ant spray purchased from Home depot or Rona or borax will keep them in check.**

COMMON AREA LIGHTING – Just to let one and all know that we now have the replacement CFL's (compact fluorescent lights – 20w) 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. Give Bill a call at [\(604-538-4992\)](tel:604-538-4992) to obtain a new bulb.

WATER SHUT-OFF VALVES – Each unit has a water shut-off valve at the front of the unit. Roy is locating each of these and will mark the driveway concrete to note the location. This water shut-off valve is used when the water shut-off valve in your crawlspace needs replacing.

4.3 SPRINKLERS

Bill has purchased two new rain sensors and will install them shortly. Thanks Bill, as this has saved the Corporation a couple of hundred dollars.

4.4 SECURITY

Please ensure you keep watch for any suspicious activities within the complex and call the police immediately if you see anything that makes you uncomfortable.

Homes on the perimeter of the complex should keep their patio light on during the night. This tends to keep thieves away from a lighted area.

4.5 SHARED COSTS/COMMUNICATIONS COMMITTEE

Doris and Barry met with Crescent I last week and discussed:

Better communication between Crescent I and Crescent II is desired. Doris provided Geoff and Alan with a copy of Crescent II's current council members with their positions, as well as an updated list of owners. They agreed to provide us with the same for Crescent I.

Crescent II is willing to share their council minutes with Crescent I's council. All parties present agreed on the importance of knowing what each Strata is planning and the opportunities it may raise for sharing joint maintenance issues.

Doris circulated an e-mail outlining the addition of a round-about sign to the existing directional sign pointing to Crescent II. Barry said this should be a shared cost. Crescent I currently have tenders out for the re-painting of lines in visitors parking areas and in front of the clubhouse. It was agreed they will contact Crescent II before proceeding so we may also have our lines painted and share the cost.

Barry suggested that the Treasurers from both Crescent I and Crescent II meet annually in November to review and plan shared costs. It was agreed that the Communication/Shared Cost Committee should meet annually in May or June.

Summary:

It should be noted that Geoff and Alan had an excellent attitude to our requests and were supportive of all our recommendations. Geoff will take the following suggestions and recommendations to Crescent I's September council meeting:

- sharing minutes between councils
- installation of a round-about sign as a shared cost
- painting of lines in visitors parking and other areas as a shared cost
- Treasurers to meet annually in November
- Communication/Shared Cost Committee to meet annually in May or June

4.6 BYLAWS – All is quiet.

4.6 SOCIAL

GOLF TOURNAMENT – It was held on Sunday, July 8 at Nico Wynd followed by a BBQ at the clubhouse. 24 Owners played golf and about 50 people attended the BBQ that evening. Many thanks are extended to Ross Ruddick, Keith Hosking and the Social committee for arranging this great event.

(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.

An Owner, who reported last month of white lime coming out of cracks in the cold joints of their crawlspace concrete floor wrote council again regarding this matter. He had hired a home inspector who reported that a number of reasons can cause this situation. Gerry Blanchard will contact an engineer (no cost) and obtain an opinion and possible solutions. Council resolved to not pay the Owner for the cost of the home inspector's report.

An Owner reported that a small crack was found on their back yard concrete patio. Roy will investigate and report back to Council.

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) ADJOURNMENT

As there was no more business to complete, the meeting was adjourned at 4:00 p.m. and will reconvene on **Tuesday, September 18, 2012, at 9:00 a.m.** in the clubhouse.

Gerry Blanchard,
Strata Manager

**WATER
WATER**

“DEEP ROOT” WATER THE SHRUBS AND TREES WEEKLY.

WATER NEIGHBOURING COMMON AREA PLANTERS AND LAWNS.