

LOCATION:

9:00 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
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ATTENDANCE:

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

Regrets:

Harry Harris

GUEST: Deanna Kehler, Intuition Property Services Inc.

(1) CALL TO ORDER

The Council Meeting was called to order at 9:00 a.m. by Doris Cummings, Vice-President, a quorum being present.

In the previous hour, Ms. Kehler gave information on different aspects of the Depreciation Report, her background and her company. Ms. Kehler is in the process of completing Crescent I's depreciation report. Council was impressed with Ms. Kehler's presentation and pricing to do this report.

It was MOVED/SECONDED to contract with Intuition Property Services Inc. to complete a Depreciation Report in the next 12 months, subject to the Ownership approval. CARRIED

It was MOVED/SECONDED to hold a Special General Meeting (SGM) on October 30, 2012 to seek ownership approval to spend up to \$7,000.00 from the Contingency Reserve Fund (CRF) to have a depreciation report completed in the next 12 months. CARRIED

(2) ADOPTION OF PREVIOUS MINUTES

It was MOVED/SECONDED to adopt the Minutes of the Council Meeting of July 31, 2012. CARRIED

(3) FINANCIAL REPORT

3.1 FINANCIAL STATEMENTS

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

(4) COMMITTEE REPORTS

4.1 LANDSCAPING - Bev reports:

"Lots of sunshine! Hopefully, owners are deep root watering (just a trickle) trees and shrubs to augment the irrigation system. Extra watering of trees and shrubs (not grass) will be needed even when the rains come. The draught conditions compromise the health of our gardens and common areas. This could increase the need for replacement plants and trees in the future.

What's been done:

Neuco Landscaping's plant reducing program is helping make the size of plant growth relative to our downsized lots and homes. B.C. Plant spent two days perimeter reducing many of our trees to remove them from roof tops and street overhang.

What's to come:

The fall program will include leaf raking, lawn cutting and fertilizing, trimming of all areas bordering curbs and fences, the weeding program, and pruning the cedar hedging.

New treated 2x4 perimeter boards surrounding gravel beds will be installed at several units.

Extras: This fall Neuco Landscaping will be working on a list of plant removal and transplantings with an emphasis on downsizing the overgrowth in the common areas on both sides of the gate onto King George Boulevard."

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

CARRIED

4.2 REPAIRS & MAINTENANCE

TRELLIS REPAIRS – Repairs to all the trellises are complete and come in "on budget".

FENCE REPAIRS – Roy is arranging to have repairs made to a number of split rail fences done in the next two weeks.

CRACKS IN CONCRETE – Two units have cracks in concrete that leads to their entry door. This work will be completed next spring following funds being made available in next year's operating budget for this work.

EXTERIOR PAINTING – The painting of the exterior is planned for 2013. Council will meet with a painting inspector next week to discuss the specifications and tendering process.

GUTTER CLEANING – Spot cleaning will be done this fall as needed.

SNOW REMOVAL – A quotation was obtained from our gardeners for snow removal service this winter. We feel that if the gardeners do the snow removal, they can then fix any damaged plants in the spring.

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

4.3 SPRINKLERS

Bill repaired a number of sprinkler heads last month. Thanks Bill. The system will be shut down and winterized next month.

4.4 COMMON AREA LIGHTING – We 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.

4.5 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.

Crescent I and Crescent II telephone lists will be distributed in October. A new telephone directory will be published in the spring.

4.6 SHARED COSTS/COMMUNICATIONS COMMITTEE

Barry will meet with Crescent I's Treasurer over the next few weeks to discuss next year's operating budgets.

4.7 NEW CLUBHOUSE RULES

Crescent I adopted new clubhouse rules, effective July 19, 2012. Please check our website at www.crescentstrata.net for the details, and contact Sharon Treleaven, Unit #1, 604-542-2080 if you wish to book the clubhouse for an event.

4.8 ROUNDABOUTS

In spite of our new roundabout signs, vehicles are still being observed keeping to the left instead of going around the roundabouts. **Please emphasize with your family, friends and any service people you may be expecting, to follow the rules:**

- Slow down as you approach the roundabout;
- Treat the roundabout as an uncontrolled intersection;
- Yield to any traffic in the roundabout. If another vehicle arrives at the roundabout at the same you do, yield to the vehicle on your right;
- Go around the roundabout to the right (that is, in a counter-clockwise direction).



4.9 BYLAWS

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.

(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 requested and received permission to install Terazzo stone on their back 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.

(6) NEW BUSINESS

6.1 INSUITE SMOKE DETECTORS

The fire department has informed us that they now require that all townhouses replace insuite smoke detectors every 10 years. Council felt that this is so important that this matter will be taken to the next AGM to see the best way to undertake this project.

6.2 ANNUAL GENERAL MEETING

The Annual General Meeting will be held at 7:00 p.m., February 20, 2013 in the clubhouse.

(7) ADJOURNMENT

As there was no more business to complete, the meeting was adjourned at 11:15 a.m. and will re-convene on **Tuesday, October 30, 2012, at 9:00 a.m.** in the clubhouse.

Gerry Blanchard,
Strata Manager