

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
604-531-0555

STRATA MANAGER

Gerry Blanchard
E-Mail: gerry@crpm.ca

CROSSROADS MANAGEMENT LTD.

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**EMERGENCY CONTACT
24 HOUR SERVICE
(778) 578-4445**

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of the minutes as prospective
purchasers will usually request two
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ATTENDANCE:

Harry Harris
Roy Gattinger
Bev Nicholas
Bill Cheb
Veronica Porter
Gerry Blanchard, Strata Manager

Regrets:

Doris Cummings
Barry Cashmore

(1) CALL TO ORDER

The Council Meeting was called to order at 9:00 a.m. by Harry Harris, Chair, a quorum being present. CARRIED

(2) ADOPTION OF PREVIOUS MINUTES

It was MOVED/SECONDED to adopt the Minutes of the Council Meetings of December 12, and 19, 2012. CARRIED

(3) FINANCIAL REPORT

3.1 FINANCIAL STATEMENTS

It was MOVED/SECONDED that the December, 2012 financial statements be received as amended. CARRIED

3.2 AGM

The AGM is planned to be held on Wednesday, February 20, 2013, at 7:00 p.m. in the clubhouse.

RESOLUTIONS – Council last month approved a resolution to be put forward to the Ownership at the AGM requesting authority to spend up to \$100,000.00 from the painting fund to paint the exterior buildings and privacy fences.

It was MOVED/SECONDED to add to the resolution a statement: "All 'dog' fences and gates to be stained and repaired as needed and that the cost be charged back to the Owner." CARRIED

(4) COMMITTEE REPORTS

4.1 LANDSCAPING – Neuco Landscaping continues downsizing plant growth in keeping with lot size and for better access by the painters during the upcoming painting project.

4.2 REPAIRS & MAINTENANCE

INSUITE SMOKE DETECTORS – The BC Fire Code requires that all insuite smoke detectors be replaced every 10 years. Funds will be allocated in next year's operating budget to undertake this project. While they are an Owner's responsibility to pay for the replacement, Council felt that this is a "common" problem and to ensure 100% compliance, they will undertake to do the work.

GUTTER REPAIRS – A number of downspout funnels and catch baskets were added in a number of locations last month.

4.3 SPRINKLERS

The system was shut down and winterized in November.

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) to obtain a new bulb.

4.5 SECURITY

See Veronica in unit #89 if you need a remote control for the gate. The cost is \$40 and is non-refundable. She can program the remote for you. If you wish to have your in-car remote system programmed, Veronica will arrange for you to contact Garth or Walt in Crescent I.

(5) CORRESPONDENCE

An Owner requested re-imbursement for repairs to a vent stack that came apart in the wall cavity and the subsequent drywall repairs. The cost is approximately \$800.00. It was MOVED/SECONDED to deny this request as the plumbing stack is part of and exclusive to the strata lot and this would set an undesirable precedent. 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) ADJOURNMENT

As there was no more business to complete, the meeting was adjourned at 10:30 a.m. The next meeting of council will be the AGM scheduled for **Wednesday, February 20, 2013, at 7:00 p.m.** in the clubhouse.

Gerry Blanchard,
Strata Manager