

COUNCIL MEETING MINUTES

TUESDAY, MARCH 5, 2013

LOCATION:

9:00 a.m. – Clubhouse
3500 144th Street
Surrey, B. C.

STRATA COUNCIL 2013

CHAIR

Doris Cummings - #48
604-541-3063

VICE CHAIR

D'Arcy Warner - # 55
604-536-1461

SECRETARY

Doris Cummings - #48

TREASURER

Barry Cashmore - #53
604-541-3963

LANDSCAPING

Bev Nicholas - #49
604-535-7312
Bill Cheb - #93
604-538-4992
Dave Aune - # 46
604-535-9150

MAINTENANCE

Roy Gattinger - #79
604-541-6363

SECURITY

D'Arcy Warner - #55
604-536-1461

DEPRECIATION REPORT

Dave Aune - #46
604-535-9150

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
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EMERGENCY CONTACT
24 HOUR SERVICE
(778) 578-4445

ATTENDANCE:

Doris Cummings
D'Arcy Warner
Dave Aune
Bev Nicholas
Bill Cheb

Gerry Blanchard, Strata Manager

Regrets:

Barry Cashmore
Roy Gattinger

(1) CALL TO ORDER

The Council Meeting was called to order at 9:00 a.m. by Gerry Blanchard, Strata Manager, a quorum being present.

ELECTION OF COUNCIL POSITIONS:

It was MOVED/SECONDED that the following Owners elected at the Annual General Meeting of February 20, 2013 will hold the following council positions for the next year:

President – Doris Cummings
Vice-President – D'Arcy Warner
Treasurer – Barry Cashmore
Secretary – Doris Cummings
Landscaping – Bev Nicholas, Bill Cheb, Dave Aune
Maintenance – Roy Gattinger
Security – D'Arcy Warner
Depreciation Report – Dave Aune

CARRIED

(2) ADOPTION OF PREVIOUS MINUTES

It was MOVED/SECONDED to adopt the Minutes of the Council Meeting of January 22, 2013.

CARRIED

(3) FINANCIAL REPORT

3.1 FINANCIAL STATEMENTS

For the benefit of new councilors, Gerry provided a brief explanation of the January financial statement.

It was MOVED/SECONDED that the January, 2013 financial statements be tabled due to the absence of the Treasurer.
CARRIED

(4) COMMITTEE REPORTS

4.1 LANDSCAPING

Bill and Dave will assist Bev in overseeing the landscaping activities this year.

What's been done:

For the past few weeks, our Landscapers have continued to hard prune the shrubs, trees and vines away from the buildings and fences in preparation for the complex painting during the spring/summer 2013.

What's to come:

Shawn and his crew will aerate the lawns the first week of March. Dolopril lime will follow. The moss control fertilizer will be applied mid to late March depending on weather. For the best results the forecast should be for at least 24 hours of dry weather and the temperature to be consistently at or above 12 degrees Celsius.

The second year of the lawn restoration program will involve **top dressing** for units 90-101,47,48,51,52,55,56,59,60,63,64,and 85. Next year, the third year, Shawn will do the remaining units. The program will begin again, doing 1/3 of the 57 units each year.

The crew will continue to rake, weed and establish edges in front planted beds.

Extras:

Roots from the Trail trees need to be removed from the back yard lawns of some units. Land levelling along a fence in a common area needs attention before the irrigation system is activated this spring.

4.2 REPAIRS & MAINTENANCE

Budgeted maintenance issues scheduled for the following dates:

- Dryer Vent Cleaning, National Air Technologies, April 20th & April 23rd, starting at 8:30 a.m.;
- Parking Area & Allen Block Pressure Washing - April 24, 25 & 26th; and
- Dog Fence & Gate Repairs in late April and early May. Dog Fence painting will follow in the months of May and June, weather permitting.

When Roy returns on April 7th, he will follow up with Stable Electric on the installation of Smoke Detectors. All Owners will be contacted prior to this project proceeding. We expect this project will proceed sometime in early May.

4.3 ADMINISTRATION

The council is presently updating the Owners' telephone directory/handbook. If you have any different information for this booklet, please e-mail Doris at edcummings@shaw.ca.

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 D'Arcy in unit #55 if you need a remote control for the gate. The cost is \$40 and is non-refundable. He can program the remote for you. If you wish to have your in-car remote system programmed, D'Arcy will arrange for you to contact Garth or Walt in Crescent I.

4.6 CLUBHOUSE / SOCIAL

Contact Sherry in Unit 1 at (604) 542-2080 if you wish to reserve the clubhouse for a private function. Guests are permitted to use up to 5 visitor parking stalls (3 opposite and 2 directly in front) during your event. The cost of exclusive use of the clubhouse is \$50 per day and requires a \$300 refundable deposit.

(5) CORRESPONDENCE

An Owner expressed concern about parking by two Owners. Letters will be sent to both Owners reminding them of the parking bylaws. Please ask any guest who stays with you for more than a couple of days to place a note on the dash of the car indicating the unit they are visiting.

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 on **Tuesday, April 9, 2013, at 9:00 a.m.** in the clubhouse.

Gerry Blanchard,
Strata Manager