

COUNCIL MEETING MINUTES

TUESDAY, APRIL 9, 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.

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SURREY, B.C. V3W 1J8
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EMERGENCY CONTACT

24 HOUR SERVICE
(778) 578-4445

ATTENDANCE:

Doris Cummings
Barry Cashmore
D'Arcy Warner
Roy Gattinger
Dave Aune
Bev Nicholas
Bill Cheb

Regrets:

Gerry Blanchard, Strata Manager

(1) CALL TO ORDER

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

(2) ADOPTION OF PREVIOUS MINUTES

It was MOVED/SECONDED to adopt the Minutes of the Council Meeting of March 5, 2013. CARRIED

(3) FINANCIAL REPORT

3.1 FINANCIAL STATEMENTS

For the benefit of new councilors, Barry provided a brief explanation of the February financial statements.

It was MOVED/SECONDED to adopt the financial statements to February 2013 subject to one adjustment. CARRIED

3.2 RETAINED EARNINGS

The fiscal year 2012, the Corporation had a surplus or unspent funds of \$10,836.85. It was MOVED/SECONDED to transfer these funds to the Contingency Reserve Fund. CARRIED

3.3 DEPRECIATION REPORT

We are meeting the report writer on April 18 to commence the gathering of the information. The report should take about three months to finalize.

(4) COMMITTEE REPORTS

4.1 LANDSCAPING

What's been done:

Spring has arrived early for us in the Pacific Northwest. After aerating the lawns, Shawn and his crew have applied moss control fertilizer. The sunshine and warm rain are just the right conditions for rapid growth. The weeding program is under way along with all the maintenance activities making for attractive landscaping at the Crescent. The units that received the lawn restoration program this year have not had their back lawns mowed for two weeks. Shawn is giving the lawns time to strengthen and seeds to germinate.

What's to come:

Our Landscapers will continue to attend to all unit lawns and lawns in the common areas. They will rake, weed and establish edges in planted beds. Each homeowner can expect five weedings between April and October. In addition, Shawn and his crew will identify and treat/remove/ replace diseased plants in yards and common areas.

Extras:

Roots from 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 once the irrigation system is activated this spring. (Still waiting for these items). Some drainage issues are being addressed this spring.

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

CARRIED

4.2 SPRINKLERS - Bill said the sprinklers will be turned on in May.

4.3 REPAIRS & MAINTENANCE

POWER WASHING – Walks, visitor parking areas and allen block retaining walls will be washed April 24, 25 and 26.

DRYER VENT CLEANING – Planned for Saturday April 20 and Monday April 22. The contractor will need access to your unit for five minutes to blow air through your dryer's lint holder to blow any debris into the vent pipe. They will then insert a "jetted" hose end from the outside vent to the vent boot where your dryer connects and back blow any debris to the outside.

INSUITE SMOKE DETECTORS – Stable Electric will be on site April 25th & 26th to install replacement smoke detectors. Roy will be contacting homeowners to arrange scheduling.

EXTERIOR PAINTING – New City Contracting will begin pressure-washing all buildings on April 29th with notices going up around April 20th. The project should take approximately two months to complete, weather permitting. It was MOVED/SECONDED to contract with Inspec Consulting Services to complete the inspection process during the external painting project at a cost of 5% of the painting contract.

CARRIED

DOG FENCES – It was MOVED/SECONDED to offer Bob Rothdram the contract to make repairs to gates and fences and to stain the fences and gates at each Owner's cost. Bob will coordinate which Owner will pay for what service. This work will take place independently from the New City's exterior painting contract. Please ensure your gate latch works correctly and the gate opens and shuts freely. This assists greatly in saving time for the gardeners.

CARRIED

ANTS – If you are having ant problems, before calling Council or the Strata Manager, try using Ortho (709 ML costs \$9.48) at Home Depot.

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

CARRIED

4.4 ADMINISTRATION

In accordance with our Bylaws, owners are reminded they should request permission for major alterations to both the exterior and interior of their units. This would include installing hardwood flooring and replacing cabinets. Be sure to keep all records of any renovations to your unit and ensure that you have adequate home owner insurance to cover improvements.

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.

GARBAGE, RE-CYCLING, GREEN BINS

All City of Surrey bins must be kept in your garage. We note the bylaw that the Ownership directed the new council to enforce:

46. General

- (1) An owner or occupant shall remove ordinary household refuse and garbage from their strata lot and deposit it in front of the strata lot in an enclosed garbage container (as approved by the City of Surrey) no sooner than 7:00 PM on the evening prior to the scheduled collection day. Garbage containers are to be removed from common property or limited common property as soon as possible after collection and no later than 9:00 PM on the day collection takes place. Owners are responsible for cleaning up any debris from their garbage containers whether caused by the collection company or by birds, animals, wind or other causes.**

We are continuing to receive complaints that Owners are not storing their bins in their garage. Fines will be levied in May for any offending Owners.

4.5 COMMON AREA LIGHTING – Give Bill a call at (604-538-4992) to obtain a new bulb.

4.6 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.

4.7 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 five visitor parking stalls (three opposite and two 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 a vehicle parking continuously and not moving from the driveway. The Strata Manager will contact this Owner and remind them this is not permitted.

Some Owners have noticed that identified Owners are not keeping their bins in their garage and are still leaving them outside their unit. See 4.4 above.

The Owner of unit 46 requested and received permission to install an irrigation system in their back yard.

Unit 68 requested and received permission to replace skylights with new "Velux" glass skylights.

A letter has been received from the City of Surrey stating they will be holding a hearing in May on the Semiahmoo Trail crossing. We will keep you informed.

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 10:40 a.m. The next meeting of council will be on **Tuesday, May 21, 2013, at 9:00 a.m.** in the clubhouse.

Gerry Blanchard,
Strata Manager