

COUNCIL MEETING MINUTES

TUESDAY, JUNE 25, 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
Dave Aune
Barry Cashmore
D'Arcy Warner
Roy Gattinger
Bill Cheb

Gerry Blanchard, Strata Manager

Regrets:

Bev Nicholas

(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 May 21, 2013. CARRIED

(3) FINANCIAL REPORT

3.1 FINANCIAL STATEMENTS

Barry provided a brief explanation of the May financial statements.

It was MOVED/SECONDED to adopt the financial statements to April 2013. CARRIED

3.2 DEPRECIATION REPORT

Council met with the report writer on April 18 and is now commencing the gathering of the information. The report writer will be on site July 4th to view the inside of a number of units. The report should take about three months to finalize.

(4) COMMITTEE REPORTS

4.1 LANDSCAPING

1. Our contractor, Shawn Allen, has announced a name change from Neuco Landscaping to "Allen Brothers Landscaping".

2. Most of the May and June 'extras' that Bev and Shawn had identified have been completed. Still waiting on application of a broad spectrum fertilizer for plants and shrubs in the fronts and beside units.
3. Owners in 'Harmony Hill' appear to be divided re the need for trees to be planted along the front street. Those opposed feel there just is not the room to plant in front, even pyramid shrubs.
4. Sod or seed has been added to units with drainage issues.
5. The weed, Creeping Charlie, is becoming a real problem. This weed can take over a lawn area. Shawn has been asked to quote on spray application.
6. There's a real need for a topsoil application in rear garden beds. Shawn is preparing a quote for consideration for next year's budget.

Effective: June 01, 2013 – September 30, 2013 City of Surrey

Lawn watering is restricted to Monday, Wednesday, Saturday 4:00 AM – 9:00AM

DOG DROPPINGS

Please ensure you pick up after your dog in your backyard. The gardeners will not mow your grass if there are dog droppings present. Also we have building washing and painting going on at this time and the painting crew will be coming and going through your backyard.

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

CARRIED

4.2 SPRINKLERS - Our main back flow preventer on the sprinkler system was inspected and new sprinkler controllers were installed on perimeter (outside the fence) sprinkler systems. Sprinkler systems are programmed for 3 times a week Mon, Wed & Sat.

4.3 REPAIRS & MAINTENANCE

Pest Control- Care Pest Control reporting low activity at bait boxes at this time. Wasp activity is now increasing with one large nest removed from roof vent at unit 57. Significant carpenter ant activity was found in two stumps behind trellis units, Care Pest Control baited area to prevent movement into trellis units.

Mole activity reported in several areas, Mole Be Gone on site June 21st to set traps and schedule regular follow ups.

Repair & Maintenance- Pacific Cedar Works will be on site this week to replace six split rail fence posts between units.

Replacement sealed units will be installed at six units and one unit requires replacement skylights due to cracked acrylic top. Gutter repairs and improvements are scheduled for sometime in late July.

Painting Project - Painting of buildings is complete on units 45 to 75. Inspections have taken place with the majority of deficiencies corrected. Front doors were painted at the majority of units with the balance to be scheduled as soon as possible.

Painting is almost complete on units 90 to 101. Inspections will take place later this week with deficiencies repairs to follow. Garage doors are scheduled for painting June 29th weather permitting.

The last block of units 76 to 89 are next phase scheduled for painting

Privacy fences will be painted once all the buildings are painted.

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

CARRIED

4.4 SHARED COSTS

Three Crescent II councillors met with the Crescent I council last week to review the Easement and the Shared Use Agreement. A number of practices in the past are not conforming to the legally registered documents. Crescent I will be meeting next week to review items that were raised by Crescent II and the two councils will meet after that time.

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

Please see the attached letter from the City of Surrey regarding delays and quality of work regarding the work on King George Hwy.

An Owner reminded us of the signage issue at the corner of KGH and Crescent Road that was brought up at the last AGM. Council Resolved to table this matter to the Shared Cost Committee for consideration of both Strata Corporations.

An Owner heard of the concern with high water pressure at Crescent I and has requested they be reimbursed for their replacing of their PRV. Council will be testing a number of other locations to see if this is a localized problem or exclusive unit to this unit. This matter is tabled at this time.

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 10:45 a.m. The next meeting of council will be on **Tuesday, July 30, 2013, at 9:00 a.m.** in the clubhouse.

Gerry Blanchard,
Strata Manager



the future lives here.

June 19, 2013

File: 1712-006-11

REPLY TO: Design & Construction Section
ATTENTION: Goran Corda, Project Supervisor

Dear Residents and Businesses:

Re: King George Boulevard Road Widening Construction Works

We want to provide you with an update about the King George Boulevard road widening project located in your neighborhood. We apologize for the inconvenience caused by the longer than anticipated timeframe of the construction works. The City is very disappointed with the Contractor's performance and specifically the amount of time it is taking the Contractor to complete the project.

The City has informed the Contractor that the recent asphalt paving and concrete works on King George Boulevard do not meet acceptable standards and that the deficient work must be corrected in a timely fashion. We have also met with the Contractor and the Contract Administrator in order to resolve the work deficiencies. The City has required the Contractor to commence the remedial work on June 24, 2013. Unfortunately the completion of the project will take longer than originally anticipated. We expect the works to be completed within next month (depending on the extent of the remedial work).

We appreciate everyone's patience, and through our ongoing communication with the Contract Administrator and diligent follow-up with the contractor, we expect the deficient works to be resolved as soon as possible. Please call me if you have any questions or want to discuss further.

Yours truly,

A handwritten signature in black ink, appearing to read "Goran Corda".

Goran Corda
Project Supervisor
604-598-5853

GKC/brb

g:\wp-docs\2013\d&e\06190703gke.doc
BRB 6/19/13 1:35 PM

Golf Tournament – Entry Form

The 5th Annual Crescent Golf Tournament on Sunday July 21, 2013, is now accepting entries. Please fill out the form below and deposit your cheque (**Payable to Crescent Social Committee**) and entry form in the Crescent II mailbox and try to submit entries as soon as possible. Please make cheques payable to: Crescent Social Committee. Golf and Dinner is \$57.00 and dinner only is \$24.00. Entries must be received no later than July 10, 2013. Golf tee times will start at 2:00 PM and be spaced out until about 3:00 PM. Everyone will have time to go home and get ready for dinner.

NAME:

_____ Golf & Dinner _____ Dinner Only _____

NAME:

_____ Golf & Dinner _____ Dinner Only _____

NAME:

_____ Golf & Dinner _____ Dinner Only _____

NAME:

_____ Golf & Dinner _____ Dinner Only _____

Main Contact Information

NAME:

_____ UNIT # _____ PHONE _____

EMAIL

ADDRESS:

GOLFING ABILITY: PLEASE MARK DOWN EITHER GOOD, AVERAGE OR CRUMMY

NAME: _____

NAME: _____

NAME: _____

NAME: _____

Also...we would love it if you were interested in donating a prize if you have some freebies kicking around.

Please let Ross know if you wish to eat something other than steak. We can offer chicken or fish or we will just throw something together and call it vegan.

Also...let Ross know if you have playing partner preferences.

Contact Ross at: ross@crpm.ca