

COUNCIL MEETING MINUTES

TUESDAY, JULY 30, 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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ATTENDANCE:

Doris Cummings
Bev Nicholas
Dave Aune
Barry Cashmore
D'Arcy Warner
Roy Gattinger
Bill Cheb
Gerry Blanchard, Strata Manager

Regrets:

(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 June 25, 2013. CARRIED

(3) FINANCIAL REPORT

3.1 FINANCIAL STATEMENTS

Barry provided a brief explanation of the June financial statements.

It was MOVED/SECONDED to adopt the financial statements for May and June 2013. CARRIED

3.2 DEPRECIATION REPORT

The report writer was on site July 4th to view the interiors of a number of units. We hope to have a preliminary review of the report in late August. Gerry will contact the report writer to determine the progress on the report.

(4) COMMITTEE REPORTS

4.1 LANDSCAPING

What's been done:

What a month of beautiful weather! Our homes are newly painted and our gardens are thriving. The boxwood and yew hedges have been trimmed. Unfortunately, some of our trees are diseased and will need removal and replacement.

What's to come:

Lawn fertilization will occur during the next few weeks improving the growth and colour. Due to drought conditions, to support the irrigation system in the fronts and sides, **please help by deep root watering (just a trickle) of trees and shrubs until the fall rains.** Don't forget to water your backyard trees, shrubs and lawns.

WATERING TIMES

Effective: June 01, 2013 – September 30, 2013 City of Surrey
Lawn watering is restricted to Monday, Wednesday, Saturday 4:00 AM – 9:00AM

BC Plant has been consulted and is assessing the health of several of our trees in common gardens and in the trail along the fence that borders King George Boulevard.

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

CARRIED

4.2 SPRINKLERS - Bill and Roy are documenting the locations of the zone valves and also writing procedures to shut off the system during an emergency. We are investigating a leak by unit 47.

4.3 REPAIRS & MAINTENANCE

Repair & Maintenance

- **The PRV's have been checked and higher than normal water pressures have been found in a number of units Council intends to take prompt action to remedy this problem. Owners will be notified by a notice in the clubhouse as to when a plumber will be on site to make the necessary repairs.**

- A number of windows are being replaced shortly.
- Discussion will take place with Crescent I about painting the entry trellis at the entry gate.
- Roy is documenting the locations of the water shut-off valves in order to assist counsellors/owners in the event of an emergency.
- Window washing, spot cleaning of the gutters and washing the outside of the gutters and applying a moss control on the roofs are planned for late August.

Painting Project - Painting of buildings is complete. The painting project, including wood repairs, came in slightly under budget.

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

CARRIED

4.4 SHARED COSTS

Crescent II's council is waiting to hear from Crescent I's council regarding their interpretation of the implementation of the shared used agreement on the clubhouse.

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.

D'Arcy has written a four-page list of procedures on how to program the entry gate remotes, the garage key pad and the garage door opener. D'Arcy also strongly recommends that you keep your garage door in the "lock position" when you are home at night or away for a few days. When your garage door is not in the lock mode, another remote may pick your transmitter signal in your garage and open your garage door without you knowing.

4.7 CITY OF SURREY

The City of Surrey reports that subject to funding, the construction project on Crescent Road will begin in the summer of 2014.

4.8 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 made enquiries with the City of Surrey about any plans being considered for replacement of the bridge over the Nicomikl River and King George Blvd. and the impact on traffic with increased development in the area. The Owner was referred to the Department of Highways, Ministry of Transportation, who confirmed the Ministry's responsibility for the bridge and assured the Owner that when funding is available, the bridge will be replaced. In the meantime, the bridge is regularly inspected and repaired when necessary.

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 **Wednesday, October 2, 2013, at 9:00 a.m.** in the clubhouse.

Gerry Blanchard,
Strata Manager