

COUNCIL MEETING MINUTES

WEDNESDAY, OCTOBER 2, 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

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 July 30, 2013. CARRIED

(3) FINANCIAL REPORT

3.1 FINANCIAL STATEMENTS

Barry provided a brief explanation of the July and August financial statements.

It was MOVED/SECONDED to adopt the financial statements for July and August 2013. CARRIED

3.2 DEPRECIATION REPORT

Deanna Kehler of Intuition Property Services Inc. addressed council following their council meeting. She reviewed the first draft of the report. The discussion entailed the review of the various assets within the complex and how they will be funded when they reach their expected life.

A number of items were moved from capital funding to operating funding. We expect to have the final draft of the report in four to six weeks.

(4) COMMITTEE REPORTS

4.1 LANDSCAPING

Rejuvenation of Natural Area

Three months of fabulous weather has helped to make everything grow especially if it's been irrigated sufficiently. Unfortunately, not all of our common areas receive enough water during a period of drought. When our complex was built, the water table in the natural area was disturbed and the trees in this area have suffered. Of great concern is the stand of trees inside the fence that borders King George Boulevard and Crescent Road. Several evergreens and maple trees have died this year, as well as scrub brush and bushes. Our changing climate has led to the tinder dry condition of the vegetation making it a fire hazard that has alarmed us enough to take action. Moreover, we have considered the hazardous potential of dead tree tops during a wind storm so BC Plant Health has removed two dead Maple trees and topped three tall struggling evergreens along with the removal of one failed cedar tree that has already fallen. Another expense we have undertaken is the eradication of the highly invasive species of Japanese Knotweed that was growing in the natural area, both inside and outside of the fence. BC Plant used the only method that works: injection of each stock.

Our current budget has allowed us to deal with the most immediate concerns. As was mentioned above, the disturbance of the water table, climate change, diseased and dying vegetation in the large natural area that borders KGB are all factors that contribute to a need for a **program of rejuvenation** that will decrease the future risk of it being a fire hazard and hopefully, mean fewer trees will die.

In the Spring of 2014 the Strata Council is planning the cleanup of unwanted scrub underbrush creating room for vine maples and ferns to flourish. We will also expand the sprinkler coverage in the natural area and strategically plant new evergreens to eventually replenish the struggling old growth trees. All cut vegetation would be chipped on-site creating healthy mulch for existing and future vegetation. The area would be opened to reduce fuel levels associated with fire risk and to allow for improved sight lines and enhanced security.

Removal of Tulip Trees

The City finally granted us permission to remove the Tulip trees after many battles lost by past Crescent Council petitions. The three Tulip trees in the fountain area were a haven for aphids which are food for pesky wasps. But perhaps of more importance was the destructive impact that their huge root systems were having on the hydro box, driveways and lawns. They were the wrong tree for the area and property size. We were looking for replacement trees that would be more size-appropriate for our complex, however, knowledgeable arborists have commented that the space cannot support the roots of a healthy tree. Their suggestion was for the replacement trees to be planted in the natural area that has lost so many of its former evergreens. This solution would open up the area around the fountain and add to the health to the natural area.

LANDSCAPING

The fabulous summer weather and adequate irrigation helped to keep the lawns and gardens growing. Our Landscapers have been mowing, trimming, weeding, pruning and downsizing vegetation. Now they are adding raking leaves into their maintenance program. Even though the Landscapers remove the leaves each week, we can help by clearing away the leaves from drainage basins in backyards and along the roadways to make them more efficient during heavy rains.

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

CARRIED

4.2 SPRINKLERS - Bill and Roy have documented the locations of the zone valves and have written procedures to shut off the system during an emergency.

4.3 REPAIRS & MAINTENANCE

Repair & Maintenance

- **The PRV's have all been replaced except for six homes. The contractor is expected to complete the last six units in the next few days.**

- A number of window sealed units have been replaced in the past month.
- Window washing, spot cleaning of the gutters and washing the outside of the gutters took place in late August. A fall cleaning to the inside of gutters is scheduled for the week of November 7.
- Sprinkler systems have been turned off and winterizing of system is scheduled for Oct 22nd.

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

CARRIED

4.4 SHARED COSTS

Crescent II's council will meet with Crescent I's council in the next few days 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.

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 was sent a letter reminding them of the bylaw that requires all City of Surrey garbage bins be kept in their garage. The Owner has placed the bin in their garage.

Owners are once again reminded of the following bylaw:

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.

An Owner requested permission to add a wooden deck over their back patio, replace a skylight, and place an awning at the back of their unit. It was MOVED/SECONDED to allow this Owner to proceed with these projects at their cost. 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 on **Tuesday, October 29, 2013, at 9:00 a.m.** in the clubhouse.

Gerry Blanchard,
Strata Manager