

**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 132<sup>ND</sup> STREET,  
SURREY, B.C. V3W 1J8  
Phone: (778) 578-4445  
Fax: (778) 578-4447

**EMERGENCY CONTACT**  
**24 HOUR SERVICE**  
**(778) 578-4445**

**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 Oct. 2, 2013. **CARRIED**

**(3) FINANCIAL REPORT**

**3.1 FINANCIAL STATEMENTS**

Barry provided a brief explanation of the September financial statements.

It was **MOVED/SECONDED** to adopt the financial statements for September, 2013 subject to one adjustment. **CARRIED**

**3.2 DEPRECIATION REPORT**

Deanna Kehler of Intuition Property Services Inc. addressed council with the final five funding models. She reviewed the various models and asked for two recommendations to be placed in the report summary.

Deanna stated the final report will be ready for publication in the first week of January. Council plans to hold an informational meeting with owners in January to explain the details of the report. This information will then be amalgamated into various proposed budgets which will be presented to owners at the AGM in February.

### 3.3 2014 PROPOSED OPERATING BUDGET

Meetings to discuss the 2014 budget will take place in December.

#### (4) COMMITTEE REPORTS

##### 4.1 LANDSCAPING

Bev reports:

*"Leaves, leaves, leaves everywhere. The cool dry weather has provided us with a fabulous display of fall colours. Our landscaping crew have finished mowing and will apply dolopril lime once the leaves have been dealt with for the season.*

*BC Plant has applied a slow release fertilizer to one of the Hornbeams that is showing signs of failure. Within two weeks, three Douglas Firs will be planted in the natural area along KGB as replacements for the oversized Tulip trees that were removed.*

*Our landscapers will be levelling the ground and installing sod to renew the area where the trees were removed."*

*LANDSCAPE CONTRACT – Quotes were obtained from the current landscaper and another company. Council resolved to clarify the terms of the current landscape contract and work extras before committing to the renewing of Allen's Brothers Landscaping contract for 2014.*

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

CARRIED

**4.2 SPRINKLERS** – The irrigation system was winterized this month. Bill has requested that funds be set aside next year to raise some sprinkler heads so they spray over plants instead of through the plants. This will ensure better use of the water and ensure the sprinkler heads do not back-splash onto the buildings.

##### 4.3 REPAIRS & MAINTENANCE

Gutter cleaning is scheduled for the first two weeks of November, weather permitting.

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

**GARAGE DAMAGE** – A guest's vehicle damaged a unit's garage door and decorative stone at the side of the door. The guest's ICBC insurance is covering the full cost of the repairs.

**2014 MAINTENANCE** – Roy is acquiring quotes for a number of projects that will need to be completed in 2014. This includes sump cleaning, water shut-off inspections, etc.

For the benefit of owners, **Homeowner Repair Information is attached to these minutes.**

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

CARRIED

#### 4.4 SHARED COSTS

Discussions with Crescent I continue in respect to the shared user agreement for the clubhouse. A letter will be sent to Ken Smith, Chair, in this regard. It was agreed that Barry Cashmore and D'Arcy Warner will represent Crescent II in a four-member joint committee to discuss the clubhouse budget. Hopefully the first meeting of this joint committee will take place in early January.

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

#### 4.6 SECURITY - NEW OWNERS

D'Arcy advised that we have two new owners within the complex: Bob and Rosemary Burns (unit #70) and Dave and Debbie Harris (unit #78). Welcome to Crescent III!

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.

#### (5) BYLAWS

Discussion of a proposed amendment to our Bylaws in respect to the length of service of council members was deferred to the November 25th council meeting.

#### (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 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.

#### (7) CORRESPONDENCE

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.

#### (8) ANNUAL GENERAL MEETING

The AGM is scheduled for Wednesday, February 19, 2014. The AGM notice will be distributed to all Owners three weeks prior to this meeting.

#### (9) SPEED LIMIT WITHIN COMPLEX

**Please note that the posted speed limit within the strata is 15 km. Strata council is receiving complaints of excessive speed. Please slow down before we have an accident in the complex.**

#### (10) ADJOURNMENT

As there was no more business to complete, the meeting was adjourned at 11:35 a.m. The next meeting of council will be on **Monday, November 25, 2013, at 9:00 a.m.** in the clubhouse.

Gerry Blanchard,  
Strata Manager

October 2013

## Crescent 2 - Homeowner Repair Information

### **Re: En-suite Faucet Repairs**

Some of the original powder room & en-suite faucets installed in the Crescent complex are failing as the handles become tight and difficult to open. The faucets are called Canadian Classic 1004 and can be repaired by replacing the cartridge in the handle set. The replacement cartridge is available at the following location.

#### **Décor Brass**

190 – 2188 No 5 Road Richmond

604-278-2217

Mon to Thursday

9:00 am to 4:30 pm

### **Re: Front Door Weiser Lock Repairs**

The front door thumb latch on the Weiser grip set is known to fail. If and when this should happen you do not have to replace the entire Weiser lock set you can replace the internal mechanism on the thumb latch. The replacement cartridge is available at the following location.

#### **Trident Key Mart**

Semiahmoo Centre

107D – 1711 – 152 nd Street

604-531-8717

### **Re: Garage Door Mechanism Repairs**

It is reported some of the garage door operating mechanisms have failed after 12 years of operation. If and when this happens the following vendors have completed repairs within the complex.

#### **White Rock Garage Doors**

Ed Williams

604-536-3732

#### **Doorman (Garage Door Repairs)**

604-525-3007

**Call a vendor of your choice for pricing and availability**

October 2013

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