

Summerwood – BCS 1049

19932 70th Ave. Langley BC. V2Y 3C6



Council Minutes

Date: April 24, 2007 @ 6:00pm

Held At:

Place: Amenity Building "Summerhouse"

Position	Name	Attendance	Phone	Unit
President	Brendon Rafter	Present		30
Vice President	Catherine McConnell	Present		102
Secretary / Treasurer				
Committee Liaison	Aaron Blokzyl	Present		73
Committee Liaison	Diane Rodgers	Present		33
Committee Liaison	Chad Niwaranski	Present		66
Member	John Fu	Absent		72
Also Present:	Mark Davis	Present	604-854-1734	

Guest speaker: Vance from Greenleaf Landscape and Rita – Landscaping liaison.

- 1.0 CALL TO ORDER:** The Chair called the meeting to order at 6:10pm.
- 2.0 ADOPTION OF THE MINUTES:** It was **M/S** by Brendon/Diane to adopt the minutes of the Council Meeting held in March, 2007 as distributed. Carried.
- 3.0 BUSINESS OUT OF THE MINUTES:**
 - a) Concerns with trees** – Arborist report – The trees behind 82-86 are in good shape and are of no concern. The large tree beside the clubhouse was addressed as a concern. Council has requested an additional arborist report in order to advise to the Township of Langley and Nordel of potential costs in regards to removing this tree.
 - b) Warranty and deficiency items** – Council will be completing the external deficiencies for phase 3 this Saturday, April 28th. This will also include landscaping and drainage. Thank you to all phase 3 owners who have submitted lists of external deficiencies, they will be added to the report.
 - c) Nordel** will be repairing the damaged rear yards in the center area of phase 2 and 3. They maintain the position that they are waiting for better and dryer weather in May to proceed. Please be assured that council has addressed this issue and we are working with Nordel and NHWP to correct the issues with these rear yards.
 - d) Parking** – Signs for Visitor Parking. Will be addressed.
 - e) Window and deck cleaning** – Several decks were cleaned of mould by Acrotech pressure washing. The windows were done by Champion. Brendon will contact them regards to some deficiencies on some units.
 - f) Security light by postal box** – Has been completed.
 - g) Dryer Vent cleaning** – AirVac - The majority of units have been completed; some units still need to be serviced. These units will be completed shortly with a

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boom lift. Agent will contact the company for completion dates. A couple deficiencies were noted by AirVac, Agent will address these with Nordel.

- h) Fire inspection of sprinkler systems within the units** – This will be done Thursday, May 17 starting @ 9:30 with unit #1 and Friday, May 18th. Access is needed to all units. The company anticipates 12-15min. per unit and will try to get 2/3 of the complex done the first day (units 60-65) depending upon access to units and any deficiencies. Please ensure access can be granted to your unit. The Clubhouse will be completed last.

4.1 REPORTS:

4.2 Management and Finance:

It was **M/S** by Brendon/Chad to adopt the March Financials as reviewed. This motion was **Carried**.

4.3 COMMITTEE REPORTS:

Landscaping:

Rita from the landscape committee and Vance from Greenleaf Landscape were present to report – It was suggested installing some mature plants around the property that Vance has available at a discounted cost. As well as annuals, perennials, and hanging baskets in exposure areas. Council has agreed to have these plants installed, including two large hanging baskets at the front of the clubhouse. There will be some other plants and shrubs that will be relocated around the property. Bark mulch will be considered for areas around the development. Vance reported that the rotation schedule for the landscapers will be Monday and/or Tuesday for general clean up and weeding, and Thursdays for lawn cutting and trimming.

Parking:

Several cars have been ticketed due to residents parking in visitors' and others parking in contravention of the rules and bylaws.

The rental of some Visitor stalls has been considered for the larger vehicles that do not fit into their garages. Anyone interested please contact Council (council@summerwood.shawbiz.ca) or Management in writing. These spaces will be rented out at a monthly fee to be determined by Council at a later date.

Reminder – If you are having guests stay for several days, please supply Council via e-mail your unit #, the car license # with color, make and model. This will ensure council is aware before the vehicle gets ticketed or towed.

5.0 CORRESPONDENCE:

- a)** Request to modify rear yard – Council is considering some options to propose to the owner – this item is tabled.
- b)** Request for a parking pass – Please e-mail Council with the vehicle info. & unit number so that it will not be ticketed.

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- c) Request for Satellite – Guidelines are posted on the web site.
- d) Noise complaint of a unit – Multiple complaints, second warning...Fine will be levied.

6.0 NEW BUSINESS:

- a) Post boxes and theft of mail – The post office has changed the lock. Please collect your mail daily to ensure security.
- b) Suggestion of moving the mailboxes into the clubhouse – Options will be looked into.

7.0 NEXT STRATA COUNCIL MEETING: May 31, 2007 @ 6:00pm

8.0 ADJOURNMENT:

The meeting was adjourned at 8:45 PM.

**Please Put All Concerns In Writing
And Submit To Strata Agent or a
Council Member.
Thank You.**

Teamwork Property Management Ltd.
#104 – 33119 South Fraser Way, Abbotsford, BC, V2S 2B1
Office: 604-854-1734 (Loc. - 318) Fax: 604-854-1754

REMINDER:

**Council has created a web site to post the minutes and
other documents: www.summerwood.shawbiz.ca**

**E-mail correspondence can now be sent to
council@summerwood.shawbiz.ca**

**Council is also looking to setup an email address database
of all owners. Please advise council of your email address
by sending an email to the above noted address.**