

Summerwood – BCS 1049

19932 70th Ave. Langley BC. V2Y 3C6
Wednesday, February 28, 2007



Council Minutes

Date: February 28, 2007

Held At:

Place: Amenity Building "Summerhouse"

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

Guests. There were no guests at tonight's meeting.

- 1.0 **CALL TO ORDER:** The Chair called the meeting to order at 7:30
- 2.0 **ADOPTION OF THE MINUTES:** It was **M/S** by Chad/Brendon to adopt the minutes of the Council Meeting held in November 20, 2006 and January 4, 2007 as distributed.
- 3.0 **BUSINESS OUT OF THE MINUTES:**
 - a) **Clubhouse – Access Control system is complete.** Those units that do not have a card please contact Diane @ unit 33. The system will be up and running within the next couple weeks.
 - b) **Report on Drainage.** - McRae's Septic Tank Service pumped out the property drains and basins within the complex. There was significant construction debris blocking some areas. McRae's also noted areas of deficiencies and suggested some solutions. The report on drainage has been received from Coastland Engineering by Nordel and Nordel will be getting back to us on what they might be doing. Brendon will contact them with an ETA.
 - c) **Concerns with trees @ 82-86** Agent to notify the City that the trees will be removed.
 - d) **Gutters** – It was suggested to cover some of the gutters with a leaf guard. This will be done on selected units. Agent to obtain a quote.
 - e) **Warranty and deficiency items** – Deficiency list regarding phase 3. Council will determine a date for the walk around in March.
 - f) **Downstairs Gym Door** – The door will be replaced by Greg Swanson Door Guy for a cost of \$286.00 for a solid steel door.
 - g) **Garages** – The Township of Langley has advised that there is a covenant registered on Title stating the garages cannot be developed for any purpose

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other than the parking of vehicles or storage. Any unit that has or is considering a garage conversion or use for a purpose other than parking of vehicles, please contact the Township Building Department at 604-533-6018, together with the Strata Council.

4.0 **REPORTS:**

4.1 Management and Finance.

It was **M/S** by Diane/Chad to adopt the January financials as reviewed. This motion was **Carried**

4.2 **COMMITTEE REPORTS:**

- a) **Parking** – Tickets are being issued as offenders are spotted. Violators will be towed.

5.0 **CORRESPONDENCE:**

- a) **Letter in regards to the gym** – Council was requested if it would consider the forming of a Gym Committee and possibility adding equipment.

Council thinks this is a great idea. Anyone interested please contact Andrew Hayward @ 604-532-3124 unit #55.

- b) **Question of Warranty** – Phase 3 exterior deficiencies will be done soon.

Council thanks you for your correspondence and will address it accordingly.

6.0 **NEW BUSINESS:**

- a) **Fire Alarm System – Clubhouse.** Fraser Valley Fire was called to look into a trouble alarm for the fire system. The technician reported that there was nothing mechanically wrong, but it could have been a power surge. He re-energized and re-set the Panel. The monitoring company was contacted and contact names were updated.
- b) **Parking** – Signs for Visitor Parking was requested. Brendon will provide the Agent with a template and number of signs to be ordered.
- c) **Window Cleaning** – Council will obtain quotes on the cleaning of all inaccessible windows, throughout the development. Work to be scheduled for late March early April.
- d) **Deck cleaning** - Council wishes to remind owners that the cleaning of deck surfaces is the responsibility of the individual unit owner. The eight units along 70th Avenue with northern exposure will have the edge and lower catchment roofs cleaned as a part of the window cleaning.
- e) **Rental bylaw** – Tabled till next month.

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- f) **Security light by postal box** – It was suggested replacing dome lights with flood lights to light up the area better. Brendon will look into new lights.

7.0 **NEXT STRATA COUNCIL MEETING: March 29, 2007 @ 7:00pm**

8.0 **ADJOURNMENT:**

The meeting was adjourned at 9:17 PM.

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

Teamwork Property Management Ltd.
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