

# Summerwood – BCS 1049

19932 70<sup>th</sup> Ave. Langley BC. V2Y 3C6



## Council Minutes

Date: January 4, 2007

Held At:

Place: Amenity Building "Summerhouse"

Position	Name	Attendance	Phone	Unit
Président	Brendon Rafter	Present		30
Vice Président	Catherine McConnell	Present		
Secretary / Treasurer	Leslie Capadouca	Absent		91
Committee Liaison	Aaron Blokzyl	Present		73
Committee Liaison	Diane Rodgers	Present		33
Committee Liaison	Chad Niwaranski	Present		66
Member				
Also Present:	Mark Davis		604-854-1734	

**Guest Speaker:** Art Thompson – Coastal Insurance came and explained the blanket policy they have with Teamwork and the benefits therein that come with the policy. He explained that they specialize in Strata insurance and offer many items not included in other policies like guaranteed replacement value. He went through the proposal for Summerwood in detail and answered the questions of the Strata. He offered to attend the AGM to go over the insurance with the owners if the Council decides to go with them as there insured.

- 1.0 **CALL TO ORDER:** The Chair called the meeting to order at 8:22.
- 2.0 **ADOPTION OF THE MINUTES:** Tabled.
- 3.0 **BUSINESS OUT OF THE MINUTES:**
  - a) **Clubhouse** – Access system is complete with alarm and panel. Brendon will hand out cards at the AGM and train all on the system. The locks will be changed and the system will be active Feb. 1, 2007. The install of this system is to prevent theft and damage. The company that installed the system will be coming to show Council how to operate the system, the computer and software.
  - b) **Report on Drainage.** (Summarize e-mail!) Brendon will be sending a letter to national home warranty to give them a heads up.
  - c) **Concerns with trees @ 82-86** No response yet from the city. Brendon will call the developer of the property to see if they will remove the trees.
  - d) **Gutter Cleaning** – Champion was contracted at a cost of \$4400.00. This will be done first week of January. Covering some of the gutters with a leaf guard was suggested to be done on selected units. Council will sent Agent a list of unit #'s.
  - e) **SGM agreement.** – **Brendon is contacting them via e-mail and phone.**
  - f) **Drains** – Council wants to get McRae's pumping to pump out the lawn basin drains. The pipes into the basin in some areas are clogged from development. Agent to contact. Contact Diane to come after 2. – Agent to re-contact and get an ETA.

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## 4.0 REPORTS:

### 4.1 Management and Finance.

It was **M/S** by Brendon/Catherine to adopt the November/December financials as reviewed. This motion was **carried**.

### 4.2 COMMITTEE REPORTS:

- a) **CLUBHOUSE** – Alarm installed and cards will be handed out at the AGM.  
**Room rentals** – This will be taken care of by Diane. Access will be granted via these cards for the day of the rental. The cards can be programmed accordingly.
- b) **WARRANTY AND DEFICIENCY ITEMS** – Agent will contact home warranty regarding phase 2. Brandon will send Agent the lists once walk through is done. Council will be doing phase 3&4 walk through for exterior deficiencies in January and have it submitted by February.
- c) **LANDSCAPE AND GROUNDS** – Extra bills were sent for work done. Council was not made aware of this. Council wants to talk to Rita about the landscaper and work done.

## 5.0 CORRESPONDENCE:

- a) **Letter regarding tiki torches received**
- b) **Letter regarding parking received**

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

## 6.0 NEW BUSINESS:

- a) **Wind storm** – Unit #96 and #46 have some damage. Council authorized agent to have this attended to.
- b) **Insurance** – Appraisal has been ordered. Quote from Coastal and CMW. Council unanimously agreed to go with Coastal and their policy. The policy will be from Feb 1 to June 1 to bring them onto the same system Teamwork has in place to get the discount. The final amount of Insurance will be known once the appraisal is in and sent to Coastal.
- c) **AGM Jan 30. Budget/By-laws-** Council went over their budget in detail and made some adjustments. There is no fee increase planned for the upcoming year. Agent presented a quorum by-law and arrears bylaw for voting; also an Insurance bylaw was extensively talked about and was recommended by the Coastal Rep, Art Thompson.
- d) **Downstairs door** – For security reasons Council would like the door downstairs in the clubhouse replaced with a metal door. This will be more difficult to break into than the existing door. – Agent to contact the door co.
- e) **Garages** – Council asked about the township bylaws regarding building rooms within the garages. – Agent to action
- f) The adjacent property was mentioned regarding the amount of debris within the yard. Council asked the agent to also ask the townships bylaw dept. about this eye soar.

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**7.0 NEXT STRATA COUNCIL MEETING: AGM – Jan 30, 2007**  
**SCM - Thursday, February 28, 2007 @ 7:30pm**

**8.0 ADJOURNMENT:**  
The meeting was adjourned at 11:00 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

**Please note:**

**The access cards for the clubhouse will be handed out at the AGM.  
As of February 1, 2007 this will be the only means to access the Clubhouse.  
Please make time to attend the AGM and get the access card.**