

Summerwood – BCS 1049

19932 70th Ave. Langley BC. V2Y 3C6



Council Minutes

Date: August 2, 2007 @ 6:00pm

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	Absent		72
Also Present:	Mark Davis	Present	604-854-1734	

Guest speaker:

- 1.0 CALL TO ORDER:** The Chair called the meeting to order at 7:03 pm.
- 2.0 ADOPTION OF THE MINUTES:** It was **M/S** by Brendon/Aaron to adopt the minutes of the Council Meeting held in June, 2007 as distributed. **Carried.**
- 3.0 BUSINESS OUT OF THE MINUTES:**
 - a) Tree @ Clubhouse –** Nordel is still working on the selection of contractor to perform the removal of this tree. They will be replying with an ETA, as soon as possible.
 - b) Deficiency work - Rear Yards:**

The selected rear yards (Phase 1 & 2) which had the Grass and grading work completed; some trees have yet to be replaced. Agent to contact Nordel for time frame on replacement.

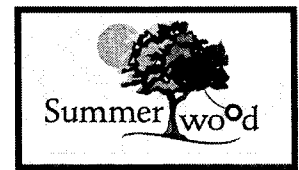
Selected rear yards at East Side of the development which were identified in the Coastland Engineering drainage report; have yet to be addressed. – Nordel has been asked to address this concern.
 - c) Fire inspection of sprinkler systems within the units:**

Date for testing of units that were missed to be established.

-21 Units were missed; date will be set for a Friday afternoon. Letters will be sent for re-inspection.

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4.1 REPORTS:

a) Management and Finance:

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

b) COMMITTEE REPORTS:

Landscaping: The Council did a walk around with the landscaper and he showed several areas where plants can be moved around the development to enhance its' appearance. Council agreed to have this done in certain areas, especially the front (North side) of the development. He is also cutting back some of the overgrown weeds on the outside of the fence around the complex.

Parking: Nothing new to report. Please respect the rules and bylaws in regards to visitor parking.

5.0 CORRESPONDENCE:

Correspondence has been received and reviewed by council. Strata agent to respond to the correspondence via letter.

Correspondence can be sent to:

council@summerwood.shawbiz.ca

Or send to Strata Agent.

Thank You.

6.0 NEW BUSINESS:

- a) Broken mailbox door – The missing door is on order and will be installed. The delay was due to the previous company failing to respond and thus a new company has been commissioned.
- b) Gutters – Some units are in need of the roof diverters repaired or installed – The contractor will be out and fix these issues.
- c) There have been several cars noted speeding in the complex. Fines will be levied if council receives multiple complaints. Please note you are also responsible for your visitors. **Please keep the speed down within the development, children are playing and we have already had a few too many close calls.**
- d) Please supervise your children when they are playing around the complex. You are responsible for your children when they are on Common property.

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7.0 NEXT STRATA COUNCIL MEETING: September – Mon. 24 @ 6:00pm

8.0 ADJOURNMENT:

The meeting was adjourned at 8:11 PM.

Teamwork Property Management Ltd.
#104 – 33119 South Fraser Way, Abbotsford, BC, V2S 2B1
Office: 1-866-880-TEAM (8326) (Loc. - 318) Fax: 604-854-1754

REMINDER:

Please assist with the watering of the common areas to keep them looking nice.

**All minutes will be now posted after each meeting to:
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. This way you will be notified of the minutes and any other correspondence from Council.