

Summerwood – BCS 1049

19932 70th Ave. Langley BC. V2Y 3C6



Council Minutes

Date: June 28, 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	Present		72
Also Present:	Mark Davis	Present	604-854-1734	

Guest speaker:

- 1.0 **CALL TO ORDER:** The Chair called the meeting to order at 6:05 pm.
- 2.0 **ADOPTION OF THE MINUTES:** It was **M/S** by Diane/Brendon to adopt the minutes of the Council Meeting held in May, 2007 as distributed. **Carried.**
- 3.0 **BUSINESS OUT OF THE MINUTES:**
 - a) **Tree @ Clubhouse** – Nordel has responded as follows:

"Tree next to unit #102 will be cut down or snagged to a safe height at our expense but the strata shall be responsible for planting 2 conifer trees in its place, a minimum of 2.5 meters high anywhere on the strata property." – Agent to follow up for an ETA.
 - b) **Rear Yards:**

Council will review what has been done. Nordel has responded as follows:
"Nordel has now completed restoring lawns in the back yards of several units and partial in some others.
We have built up the settled areas with a mixture of sand and topsoil and re-graded the soil so it can drain into the catch basins. The higher content of sand will help drain better.
We have also installed Fescue Grass blend which will grow better in shaded areas. Please note that the strata shall be responsible for maintenance and watering the restored areas."
 - c) **Fire inspection of sprinkler systems within the units:**

List of units that were not accessed was received. Agent will have Fraser Valley arrange to inspect the units missed.

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4.1 REPORTS:

a) Management and Finance:

It was **M/S** by Diane/Chad to adopt the May Financials as reviewed. This motion was **carried – Fines for late payment of fees will be issued.**

b) COMMITTEE REPORTS:

Landscaping:

- Bark mulch is being put in around some areas. Some summer planting is being done.
- The units with the new grass need to ensure it is watered frequently.

Parking:

- 6 spots have been rented out at the South end of the complex.
- Residents are still parking, unauthorized, in visitor and now in some of the rental spots. Towing will result, if in contravention to the bylaws, if the parking is repetitive.

5.0 CORRESPONDENCE:

Correspondence will be replied by Council or Agent will be requested to respond.

Correspondence can be sent to:
council@summerwood.shawbiz.ca
Or send to Strata Agent.
Thank You.

6.0 NEW BUSINESS:

- a) Mole Control has now been instructed to continue their trapping on the East side of the development.
- b) Broken mailbox door – Strata will take care of a damaged individual mail slot door.
- c) **All minutes are now posted after each meeting to:**
www.summerwood.shawbiz.ca

7.0 NEXT STRATA COUNCIL MEETING: August 2, 2007 @ 6:00pm Dates for September – Mon. 24 & October – Mon. 22

8.0 ADJOURNMENT:

The meeting was adjourned at 7:45 PM.

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

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REMINDER:

Please assist with the watering of the common areas to 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.