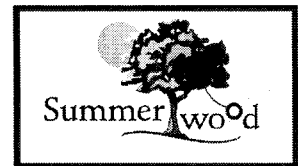


# Summerwood – BCS 1049

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



## Council Minutes

Date: March 29, 2007

Held At:

Place: Amenity Building "Summerhouse"

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

### Guest speaker:

- 1.0 CALL TO ORDER:** The Chair called the meeting to order at 7:07pm.
- 2.0 ADOPTION OF THE MINUTES:** It was **M/S** by Aaron/Diane to adopt the minutes of the Council Meeting held in February, 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. Door is re-keyed and alarm is active.
  - b) Report on Drainage.** – Nordel is waiting for better weather to do any work. Brendon will be re-contacting Nordel to get a time line and the possibility of revisiting phase 1&2 for drainage deficiencies.
  - c) Concerns with trees** - Agent has sent a letter to the Township. Council has requested agent to obtain a report from an arborist to find out if the trees can be cut back and what condition they are in. Behind units 82-86.
  - d) Gutters** – Leaf guard quotes – Several quotes came in. Council decided to table this until fall.
  - e) Warranty and deficiency items** – Deficiency list regarding phase 3. Council will determine a date for the walk around in April. Any owners noticing any external deficiencies to send a letter into Council.
  - f) Parking** – Signs for Visitor Parking was requested. Brendon will provide the Agent with a template and number of signs to be ordered. Council has obtained two quotes and is waiting on one more. Several will be ordered and installed at the best possible price.
  - g) Window and deck cleaning** – Quotes for all inaccessible windows and washing of the edges of decks 1 to 8 have been received. Acrotech has been awarded the cleaning of the edges of decks 1 to 8. Champion has been awarded

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the inaccessible window cleaning. Work will begin on April 2<sup>nd</sup> and be completed by April 6<sup>th</sup>.

- h) Security light by postal box** – It was suggested replacing dome lights with floodlights to light up the area better. A light has been purchased and will be installed promptly.

## **4.1 REPORTS:**

### **4.2 Management and Finance:**

It was **M/S** by Aaron/Brendon to adopt the February financials as reviewed. This motion was **Carried**.

## **4.3 COMMITTEE REPORTS:**

### **Landscaping:**

Rita from the landscape committee inquired about the drainage and it was mentioned that Nordel has acknowledged the report from Coastland and will address its recommendations; Nordel is waiting for nicer weather to commence work. Dead plants and shrubs: We must wait until Nordel addresses this and also once phase 3&4 exterior deficiencies are completed. Council will be strongly emphasizing this issue in the phase 3 & 4 deficiency reports.

Green Leaf Landscaping has mentioned that there are many units with dog feces in the rear yards, they will not work in areas where the waste has not been removed from the grass.

Aerating and fertilizing will be commencing soon. Liming has already been applied.

### **Parking:**

Council has been watching the parking areas closely. Violators are ticketed and towed, NO EXCEPTIONS.

## **5.0 CORRESPONDENCE:**

- a) Letter regarding Landscaping and drainage – This is being addressed, please refer to the minutes.
- b) Letter requesting renting of a parking stall – Due to the limited number of visitor spots compared to the number of units, Council is not entertaining this right now.
- c) Letter in regards to full gutters – the gutters have been cleaned and some deficiencies with the work are being addressed with the company that was contracted to clean them.
- d) Complaint regarding drug activity at a unit – Letter has been sent to address this unit.
- e) Letter regarding a barking dog. – Letter has been sent to the owner.
- f) Letter regarding an illegal installation of a satellite dish – letter has been sent.
- g) Letter regarding home inspector notations – Council will look into these items.

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- h) Letter requesting an awning – letter has been sent.  
Council thanks you for your correspondence and will address it accordingly.

### 6.0 NEW BUSINESS:

- a) **Rental bylaw** – Will be visited at a General meeting.
- b) **Dryer Vent cleaning** – outside only \$2000.00 This was approved to be done by Air-Vac. They will be on site Thursday April 12<sup>th</sup> and Friday April 23<sup>rd</sup>.
- c) Lock on fire panel was replaced as old one was damaged.
- d) Council has created a web site to post the minutes and other documents:  
[www.summerwood.shawbiz.ca](http://www.summerwood.shawbiz.ca) E-mail correspondence can now be sent to [council@summerwood.shawbiz.ca](mailto: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.
- e) Yearly sprinkler and fire system maintenance of the clubhouse needs to be performed – Approved to have Fraser valley fire do this for \$475.00
- f) Yearly sprinkler and fire system maintenance needs to be performed in each unit. Council is requesting a quote to complete the testing. Owners will be advised of dates and times.
- g) TV has been purchased for the exercise room and will be installed.
- h) Council will be in contact with the exercise room / gym committee to discuss the addition of a stationary bicycle and other equipment.

### 7.0 NEXT STRATA COUNCIL MEETING: April 24, 2007 @ 6:00pm

### 8.0 ADJOURNMENT:

The meeting was adjourned at 9:21 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 to all Dog owners: Please pick up after your dogs.  
The landscaper will not work in areas with lots of dog feces.**