

Summerwood – BCS 1049

19932 70th Ave. Langley BC. V2Y 3C6



Council Minutes

Date: May 31, 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	Present		72
Also Present:	Mark Davis	Present	604-854-1734	

Guest speaker: Vance from Greenleaf and Rita from landscaping committee.

- 1.0 CALL TO ORDER:** The Chair called the meeting to order at 6:10pm.
- 2.0 ADOPTION OF THE MINUTES:** It was **M/S** by Brendon/Diane to adopt the minutes of the Council Meeting held in April, 2007 as distributed.
- 3.0 BUSINESS OUT OF THE MINUTES:**
 - a) Concerns with trees** – Arborist report – The arborist report has been received and the Township and Nordel have been notified of this.
 - b) Warranty and deficiency items** – Phase 3 has been submitted to Nordel and Home Warranty.
 - c) Rear Yards** – Centre section will be taken care of in the next few weeks. This has been the last correspondence from Nordel with regards to fixing this area.
 - d) Dryer Vent cleaning** – AirVac – These have been completed.
 - e) Fire inspection of sprinkler systems within the units** – Report has not been obtained as of meeting time.
- 4.1 REPORTS:**
 - a) Management and Finance:**

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

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b) COMMITTEE REPORTS:

Landscaping: – Vance took Council around the clubhouse to show the bark mulch that was put down and recommended putting bark mulch around the impact areas around phase 1&2 this year. This helps dress up the area, helps retain moisture and assists in control of the weeds. Several plants have been moved around the complex and more will be moved so they are more visible. Some hanging baskets have been put up and look very nice. Some mature plants have been brought on site and more are proposed to be planted.

Soaker hoses will be purchased and several owners will be asked to put them out and water certain areas. Vance has offered to do some watering when they are in and around the complex. Weeding has been done around the complex but the landscapers do not weed areas that have plants that have been installed by owners.

Parking: - Little response from owners on rental of some visitor parking spots. Some spots will be rented for a cost of \$50 per month. Designated stalls will be painted and reserved cards will be issued for the vehicle. Council will be allocating spots on a trial basis. These will be allocated on a first come first serve basis.

5.0 CORRESPONDENCE:

- a) Some requests with regards to landscaping were received. Green Leaf will be notified and concerns will be addressed.

6.0 NEW BUSINESS:

- a) **Coastal Insurance Renewal - \$37,381.00** This will need to be financed through Coastal for the year.
- b) **Suggested recommendations from Coastal** – Several Items will be added to the policy for a slight additional increase in the premium.
- c) **Bark mulch around phase 1&2** – Moved by Brendon, seconded by Diane to go ahead at \$1650.00.Carried.
- d) A TV has been purchased for the weight room and mounting will be looked into. Extra security will be addressed to eliminate .
- e) **All minutes will be now posted after each meeting to:**
www.summerwood.shawbiz.ca

7.0 NEXT STRATA COUNCIL MEETING: June 26, 2007 @ 6:00pm

8.0 ADJOURNMENT:

The meeting was adjourned at 7:38 PM.

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Correspondence can be sent to:

council@summerwood.shawbiz.ca

Or send to Strata Agent.

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:

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.