

# Summerwood – BCS 1049

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



## Council Minutes

Date: November 22, 2006.

Held At:

Place: Amenity Building "Summerhouse"

Position	Name	Attendance	Phone	Unit
Président	Brendon Rafter	Present		30
Vice Président	Catherine McConnell			
Secretary / Treasurer	Leslie Capadouca	Present		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:

1.0 **CALL TO ORDER:** The Chair called the meeting to order at 7:13pm.

2.0 **ADOPTION OF THE MINUTES:** It was **M/S** by Diane/Aaron to adopt the minutes of the Council Meeting held in October, 2006 as distributed. This motion was Carried as amended.

**Adjustment on the parking passes.** Letter needs to be sent to an owner.

Council did not permit an owner to gravel his rear yard; this was misstated in the minutes.

3.0 **BUSINESS OUT OF THE MINUTES:**

a) **Clubhouse** – Access system. Quotes have been received.

Alpha Security, and Optinet Systems

It will be a key fob system and will be able to keep the Building better secured. All council members will be able to activate the key fobs. A Computer system will be set up downstairs in an office in the clubhouse, to control the system. Council will review the two quotes and find the better of the two and go with that company. Both quotes look like the prices are similar.

b) **Report on Drainage.** A report is waiting to be obtained. Coastland engineering was the original civil engineers and will get Council the report. Diane will obtain this. After this Nordel will be contacted as well as home warranty.

c) **Dryer Vents** – Developer was contacted and sent out a trade to look into this. The report back was that 14 had the rear hose to the dryer fallen off, this was replaced. Unit 75 tenant said it works fine. The repairman said this is very common to have an elbow in the line and has never caused a problem in any other complexes.

d) **Concerns with trees @ 82-86** The concern is what property the trees are on. Council gave Agent the letter sent to the city to follow up with.

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## 4.0 REPORTS:

- 4.1 Management and Finance. Agent to e-mail the financials every month to Council. It was **M/S** by Brendan/Diane to adopt the financials of October, 2006 as reviewed. This motion was **carried**.  
Fines will be levied to the units that are over 90 days.

## 4.2 COMMITTEE REPORTS:

- a) **CLUBHOUSE** – Council wants to be more involved with the rentals of the clubhouse. Diane will talk to Lesley regarding this.
- b) **WARRANTY AND DEFICIENCY ITEMS** – Agent will contact home warranty regarding phase 2. Brandon will send Agent the list. Council will be doing phase 3&4 walk through for exterior deficiencies in January and have it submitted by February.
- c) **LANDSCAPE AND GROUNDS** – (summarize report).

## 4.0 CORRESPONDENCE:

- a) There were several letters received. Agent will respond as Council has directed.

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

## 6.0 NEW BUSINESS:

- a) **Gutter Cleaning** – Agent brought quote, Brendon will obtain another quote.
- b) **Wind storm** – Blew some soffiting and a vent pipe cap off. Agent called in for this to be taken care of.
- c) **SGM agreement.** – Brendon is awaiting a response.
- d) **AGM Jan 30.**
- e) **By-laws-** Parking, Quorum; Rental restriction.
- 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.
- g) **Concern with tiki torches. Letter to be sent.**

7.0 **NEXT STRATA COUNCIL MEETING:** Thursday, January 04, 2006 @ 7:30pm  
Merry Christmas and Happy New Year ☺

## 8.0 ADJOURNMENT:

The meeting was adjourned at 9:43 PM.

**Please Put All Concerns In Writing  
And Submit To Strata Agent or a  
Council Member.  
Thank You.**

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

**Owners are reminded to replace the lighting at the corner of the garages. This is the responsibility of the owners. This is a safety issue and must be maintained.**

**When Visitors are staying for extended periods of time (more than any 3 nights out of 7 consecutive day period), please notify Council. At this time Council will issue a temporary permit. Otherwise the vehicle will be towed at the vehicle owners expense.**