

Summerwood – BCS 1049

19932 70th Ave. Langley BC. V2Y 3C6



Minutes of the Council Meeting

Held on: Date October 24, 2007 @ 6:00pm,
Within the Clubhouse at 19932 70th Ave.

Council in attendance:

President	Brendon Rafter	Unit 30	Present
Vice President	Catherine McConnell	Unit 102	Present
Secretary / Treasurer	Diane Rodgers	Unit 33	Present
Committee Liaison	Aaron Blokzyl	Unit 73	Present
Member	John Fu	Unit 72	Present
Strata Agent:	Mark Davis - Teamwork Mgmt.	N/A	Present

Guest speaker(s): Vance Wilson - GreenLeaf Landscape & Rita Heany - Landscape committee.

CALL TO ORDER:

The Chair called the meeting to order at 6:01 pm.

ADOPTION OF THE MINUTES:

It was **M/S** by Diane/Brendon to adopt the minutes of the Council Meeting held on September 19, 2007 as distributed. **Carried.**

APPROVAL OF FINANCIAL STATEMENTS:

It was **M/S** by Diane/Aaron to adopt the Financials for August & September 2007, as reviewed. This motion was **carried.**

BUSINESS ARISING FROM PREVIOUS MINUTES:

1. Gutter issues - repair is not needed, cleaning required.
2. Status of the fire inspection of the last few units – this is coordinated to be completed by the next meeting date.
3. Pest control - Bee's nest removed. Completed.

CORRESPONDENCE:

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

1. Unit 69 letter about dying trees and rear yard drainage issue. – Nordel will look at this with final external deficiencies.
2. Hot tub application received and reviewed.

Summerwood – BCS 1049

19932 70th Ave. Langley BC. V2Y 3C6



REPORTS:

Landscaping: Green leaf Landscaping:

Vance will be focussing on the new turf that was laid in the middle section of phase 2 & 3 this month. If dryer weather permits he will be aerating and fertilizing the turf. The fertilizer is pet friendly and will not harm any animals. Pruning has been started around the complex, this will continue into the fall early winter. Vance also is recommending the gutters be cleaned.

Parking:

Someone tore the reserved parking signs in the lower visitor lot off the posts! Council will be replacing them shortly. Please ensure you and your visitors are not in breach of the parking rules and bylaws. Towing and/or fines may result.

NEW BUSINESS:

1. Phase 3 & 4 deficiencies – Nordel is being requested to update.
2. Review gutter quotes; References will be requested and a contractor will be selected at the next council meeting.
3. Mole Control contract - Council reviewed the contract, this will be considered for next year's budget. – Tabled.
4. Landscape contract - GreenLeaf has sent a new quote for the next year. This has been reviewed and extended until January 2009. Council approved the contract after making a few adjustments in respect to weed control and reporting (timesheets).
5. FYI letter from Township on Garage construction – Reminder to owners that a covenant is registered on title stating the garage cannot be developed for any purpose other than the parking of vehicles.
6. IPI oil spill outside unit 30: Council has had some expenses from this and is looking for reimbursement from the company. – Agent to contact company for a response.
7. Snow removal – A contractor is in place and deicer will be ordered to have on-hand.

ADJOURNMENT:

The meeting was adjourned at 7:55 PM.

NEXT STRATA COUNCIL MEETING:

Thursday, November 22, 2007 @ 6:00 PM.

REMINDER:

**E-mail correspondence can now be sent to
council@summerwood.shawbiz.ca**

Please keep a copy of these minutes for future reference. They will be required at the time of sale and a charge, as per the Strata Property Act, will be assessed for replacement copies.