

Summerwood – BCS 1049

19932 70th Ave. Langley BC. V2Y 3C6

September 28, 2006 Strata Council Meeting Minutes



Minutes of Council Meeting September 28, 2006

Time: 7:00 p.m.

In attendance:

Brendon Rafter
Catherine McConnell
Aaron Blokzyl
Diane Rodgers
Chad Niwaranski
Leslie Capadouca

Place: Amenity Building "Summerhouse"

President
Vice President
Committee Liaison
Committee Liaison
Committee Liaison
Secretary

Also in attendance: Senior Strata Agent Donna Smith of Teamwork Property Management Ltd. (phone toll free 1-866-880-8326, fax 1-604-854-1754, email: d.smith@teamworkpm.com)

1. CALL TO ORDER

The meeting was called to order by President Brendon at 7:00 pm.

2. ADOPTION OF THE MINUTES OF THE AUGUST 24, 2006 STRATA COUNCIL MEETING

It was moved by Brendon Rafter and seconded by Chad Niwaranski that the minutes of the August 24, 2006 Strata Council Meeting be accepted as circulated. **CARRIED.**

3. COMMITTEE REPORTS

3.1 MANAGEMENT REPORT / FINANCIAL STATEMENT

It was moved by Catherine McConnell and seconded by Leslie Capadouca that the August 31, 2006 financial statement be accepted as circulated. **CARRIED.**

3.2 CLUBHOUSE

The access control quotes are pending; and a ¾ vote to approve this security upgrade will be on the agenda for the SGM scheduled for the end of October 2006.

Brendon advised that filing cabinets are ready for records to be kept.

3.3 WARRANTY AND DEFICIENCY ITEMS

The deficiency list for phase 2 was compiled by Council and forwarded to Nordel Construction and National Home Warranty by Teamwork.

Teamwork will follow up with Nordel regarding the concrete and curb deficiencies. The repairs that have been attempted are not adequate and it is a definite warranty item.

Teamwork will confirm with the owner of a unit where the window that was to be replaced under warranty has been installed.

Teamwork advised that she received a copy of a letter from Nordel to National Home Warranty stating that all the Phase 1 common area deficiencies have been addressed. The Strata Corporation has not confirmed this statement by checking the original list sent in. It was suggested that owners might want to review the outside of their units to confirm that any known and reported deficiencies have been rectified. If not, they should advise Council in writing as soon as possible.

3.4 LANDSCAPE AND GROUNDS

Rita met with Vance, the landscape maintenance contractor. She is hopeful that he will be given the 2007 landscape maintenance contract. In her opinion he does good work and has good recommendations as to how to enhance the property aesthetically without spending a substantial amount of money. Thanks to Rita for taking on this responsibility.

Council agreed that they would like to confirm that Vance is doing what he is paid to do. The existing contract is quite basic and any aesthetic tasks are not addressed. Rita stressed how important the grounds appearance is to a good presentation of the complex. This in turn helps to retain the value of each home. It will be some time before the strata is completely responsible for all phases. Phase 1 is completely the responsibility of the Strata, and phase 2 will soon be in the same position, with phases 3 and 4 following later next year.

Teamwork will have the Mole Control contractor provide a contract quote, and if it is the estimated cost provided by Donna Smith, a contract will be entered into with him. The contractor will need to know the various locations that are currently invaded by moles, and will be instructed to meet with Rita.

All owners are encouraged to water the lawn and shrubs and other plants during the dry summer weather. It was agreed that irrigation is definitely needed for the property along the road as there is no unit nearby that could water the area regularly. This is part of phase 1, so there is no reason why that could not proceed before next spring if the owners agree.

Vance has provided a drainage evaluation and estimate for needed changes in several areas of the complex. This information will be sent in to Nordel with the Phase 3 deficiency list. It was agreed that Council should discuss this concern with Nordel, which may force them to return and add proper drainage or assist the Strata Corporation in resolving the problem. It is the hard clay ground in phase 2 that is causing drainage problems in phase 3. Diane reported that she has spoken to someone at the Township of Langley regarding this matter and an engineer would be willing to come to the complex, assess the current drainage deficiencies, and that information could be used when the builder/developer is approached about this concern and his ongoing responsibility. Vance's sister works at the Township and would be happy to assist and advise who Council should work with. Action on this item should be taken as soon as possible.

The three quotes for the landscape maintenance contract were reviewed. After a very brief discussion it was moved by Catherine McConnell and seconded by Chad Niwranski that a contract for 2007 landscape maintenance be signed with Green Leaf Landscape. **CARRIED** unanimously. The contract would run for 15 months – from October 1, 2006 to December 31, 2007.

4. CORRESPONDENCE

The letters sent by Teamwork as directed were reviewed.

A unit owner fined for excessive noise responded to comments made and submitted the fine that was levied.

It was pointed out that the man hole on the north side of 70th Avenue curb and 200th is depressed, and when vehicles drive over it, it "bounces" and shakes the entire area. Teamwork will advise the Township of this concern.

An owner requested permission to have grass put down next to the patio in the backyard – Teamwork will provide a letter of permission.

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A letter of concern was received regarding at least one unit that uses tiki torches near their unit. The bylaws state that there is to be no open fires and Teamwork will remind the owner that the tiki torches are open fire and therefore not permitted.

It was reported that one owner has built a room in their garage, which is clearly in violation of the bylaws. Bylaw 3 (16) states that the garage must not be converted to liveable space. The Township also has a bylaw stating that garages are not to be converted to habitable space. Teamwork will send the possible offending unit a letter asking them to clarify for what purpose their garage space is used. If they are in violation of the above bylaw, they will be directed to convert their garage back to the use for which it was intended – parking vehicles.

The Township responded to a letter sent by Teamwork expressing several concerns. As a result they did extend the yellow paint on either side of the driveway on 70th Avenue, which has improved visibility for those exiting the complex.

Other letters advising of changes, etc. were duly noted and will be filed.

5. UNFINISHED BUSINESS

5.1 SPECIAL GENERAL MEETING AGENDA

A Special General Meeting will be held **Thursday, October 26, 2006 at 7:00 pm in the clubhouse**. Items on the agenda will be a $\frac{3}{4}$ resolution to ratify the sewer hook up by the neighbouring property owner, ratifying the rules governing satellite dishes, hot tub criteria, obtaining direction from owners with respect to awnings and screen doors; a $\frac{3}{4}$ resolution to approve adding an access control system to the Clubhouse as well as a $\frac{3}{4}$ vote to approve adding Irrigation along the common property fronting 70th Avenue.

6. NEW BUSINESS

6.1 TREE CONCERNS AT UNITS 86 AND 82

The Township has been advised of trees that perhaps should be removed because they are a safety concern for property and buildings.

6.2 NEW OWNERS / OCCUPANTS IN THE COMPLEX

Welcome to new owners of unit 101, John Vandermey and Matthew Berkenpas; and new tenants in unit 22, Mark and Rayna West; and new tenants in unit 91, Rob Linford and Sue Allan and family. We hope you enjoy your new homes.

6.3 RENTALS IN COMPLEX

Teamwork suggested that a list of all units that are not owner occupied needs to be kept up to date in their office. If any owner has rented out their unit and not advised the Strata Corporation or management office, please do so as soon as possible. Thanks!

7. NEXT STRATA COUNCILMEETING

The next Strata Council meeting will be held **at 5:00 pm, before the SGM on October 26, 2006**.

8. ADJOURNMENT

The meeting adjourned at 8:40 pm on a motion by Brendon.