

Pacific Village 1 Owner's Council Meeting

September 15, 2008

Present: Tami Dube – President
Miriam Brown—Vice President
Tracy Fleming – Secretary
Esther Lewis - Member-At-Large
Dale Harder – Diversified Properties

Absent: Carol MacDougall – Treasurer

Meeting Chair: Tami Dube - President

Residents: Bill McClusky

Open Meeting: Commenced at 7:02 p.m.

Agenda was approved as presented. Minutes from the July 16th open session were approved as presented.

Update from Bill McClusky:

- Materials have been purchased and prepared for lattice and fence repairs. Two lattices are left to complete and then work will commence on the Craigflower fence.
- Low hanging limbs by the Criagflower gate have been trimmed.
- The light by the Criagflower gate has been replaced with a brighter and more efficient one.
- Gutter and down spout repairs are ongoing.
- There is a water leak outside of unit 40. Dale will call Roto-Rooter for inspection.
- A significant improvement in the lawns has been noted. It was suggested that in the areas where there is poor sprinkler coverage, Aqua Irrigation be consulted. Dale will look into this
- The resident in unit 24 verbally requested that her front door be painted. As this is a rental unit any such requests must be in writing from either the owner or the property manager.
- Repairs to unit 21 have been completed. As the smell of mould continues, the affected area will be painted with Kilz (a stain/mould inhibitor) as soon as possible.
- The ceiling has been repaired in unit 39. The patio will be painted at a later date when the planters are removed.
- The roof repair is completed on unit 48. Their patio fence will be worked on at a later date. The storage area beneath the upstairs window will be painted with Kilz as soon as possible.
- Repaired patio fence and installed lattice on unit 72.
- A small portion of the sidewalk is broken near unit 44. However tree roots are lifting the sidewalk as well.
- Several exterior lights need new bulbs.
- The damaged garbage can near unit 19 was replaced.
- It was reported that several cars have been broken into.
- The electrical box that is near the main entrance is in need of repair.

Report from Dale Harder:

- There are three trees that need to be removed. Dale will look into the cost of doing them all at the same time.
- Dispensers will for doggy-doo bags will be put up soon.
- No information on the development of the Recreation Centre
- Quote of \$3500 for repairs of the sidewalks by units 72 and between 20 and 22 as well as the replacement of the patio floor of unit 55 was discussed. Because the water pools in center of the patio it was determined that Dale get a quote on the cost to have a drain installed instead of replacing the floor.
- It was agreed that several trees should be removed prior to having the concrete repaired as more areas of concern may be found after the trees have been removed.
- Plastic recycling totes are being emptied weekly to avoid over filling.

Owner's Concerns:

- The tree by unit 72 has been removed with sidewalk repairs yet to be done.
- Roof repair on unit 48 has been completed.
- Lawn sprinklers options will be discussed in the spring of 2009.
- As numerous areas of the lawns need attention it was determined that this will be considered in the spring of 2009.

Open Meeting: Adjourned at 8:03 p.m.

Closed Meeting: Commenced at 8:04 p.m.

Agenda was approved as presented

Minutes from Closed Meeting on July 16, 2008 were approved as presented

Report from Dale Harder:

- The problem tenants in unit 33 have been evicted with the unit owner's son staying on. New tenants will be moving in.
- Council discussed one of the current Rules (General 3.1) that states that Council must approve tenants prior to them being accepted as tenants. Since this Rule was put into effect, Federal laws that protect the privacy of individuals have been invoked. Due to this, Council cannot act on this Rule and, in fact, by doing so may leave Council open to legal ramifications. Therefore Council voted to remove this rule effective immediately.
- A new Handicap Parking sign has been put up.

Report from Tracy Fleming on Gardening:

- Council commended the gardeners for the improvement in the landscaping.
- Tracy met with the head gardener last week. He said that more trimming and pruning will take place in the next few weeks. She also received advise from him on bark mulching.
- Bark mulch will be delivered in the beginning of October. When a date has been set residents will be informed via the newsletter with a request for help spread the mulch. Council approved the purchase 10 to 11 yards of mulch. Tracy will endeavour to get the best price possible.

Owner's Concerns:

- A formal noise complaint was presented regarding the tenants in unit 15. Dale will send an email to the owner of the unit immediately advising her of the problem and that a written letter will follow. Council determined that the letter must state that if the noise does not stop immediately, a fine will be automatically levied.

Closed Meeting: Adjourned at 8:43 p.m.