

Pacific Village 1 Owner's Council Meeting

July 16, 2008

Present: Tami Dube – President
Carol MacDougall – Treasurer
Tracy Fleming – Secretary
Dale Harder – Diversified Properties

Absent: Miriam Brown—Vice President and Esther Lewis - Member-At-Large

Meeting Chair: Tami Dube - President

Residents: Bill McClusky & Doug Franche

Open Meeting: Commenced at 7:03 p.m.

Agenda was approved as presented. Minutes from the June 18th open session were approved as presented.

Update from Bill McClusky:

- Continuing with general lattice and fence upkeep. Will be soon purchasing more materials
- The resident in unit 24 has requested that the patio fence be torn down and replaced. In examining the fence Bill concluded that the fence is sound other than possibly replacing few boards and being painted. Council agreed that tearing down the fence is not necessary and will be attended to the same as everyone else. In the future, if the resident in unit 24 approaches Bill regarding such matters, he is to let her know that she needs contact her landlord who will, in turn, address Council via a letter.
- Painting of exterior front doors is ongoing
- A large shrub by unit 24 was removed.
- Still waiting to complete repairs to unit 21. The owner will spray the moldy area. Once this has been completed, Bill will finish the work required.
- On July 28 & 29 Bill will be fixing the ceiling in unit 39 as well painting the upstairs patio.
- A hose extension for the pressure washer was purchased.
- Refastened security tape around excavation near unit 22.
- Repairs and painting of the fence, deck and roof are ongoing for unit 48.
- Will be repairing the deck on unit 72 due to minor fire damage.

Report from Dale Harder:

- Do to continually being over-full Dale has arranged for the plastic recycling to be picked up weekly on a trial basis.
- Paper towel dispensers for the doggy bags are not up yet, however will be done soon.
- There is nothing new on the possibility of developing the Recreation Centre.
- Council expressed concerns about the excavation by unit 22 and wants this resolved immediately. Dale will endeavour to get this issue resolved.
- There seems to be less garbage left outside of the dumpster.

July 16, 2008

Report from Doug Franche on Pressure Washing:

- Pressure washing of the vinyl siding has been completed.
- Doug gave Dale a detailed report of what he observed while washing the siding. Details included minor siding, fascia and soffit damage. As well one unit has an ivy vine that are growing through the siding that needs to be removed.
- While maneuvering the heavy equipment Doug accidentally hit the Garbage can near unit #21. He will replace it at his own cost. He said it should be installed by July 25th.
- Also completed minor repairs. The cost of his time has been added to the bill at \$25/hr for 6 hours.
- Doug expressed his appreciation to all residents for their cooperation.

Owner's Concerns Updated:

- The tree that is growing under the sidewalk and deck of unit 72 will be removed next week. During this time Dale will do a walk around and have any big trees trimmed that do not fall under the present contract of our landscaping company.
- Roof work will be attended to as soon as possible for unit #48.
- Dale has contacted a cement contractor and is waiting for more information.
- The lawn sprinklers were repaired. They are in need of a major upgrade at an estimated cost of \$8000. This will be addressed in the 2009 budget.

Open Session: Adjourned at 7:45 p.m.

July 16, 2008

Closed Meeting: Commenced at 7:46 p.m.

Agenda was approved as presented

Minutes from Closed Meeting on June 18, 2008 were approved as presented

Report from Dale Harder:

- The owner of unit 33 has cleaned up the patio and balcony, and a fine did not have to be levied.
- A letter to the owner of unit 35 will be sent immediately regarding insurance for unlicensed vehicle parked.
- For financial reasons the painting of the parking lot lines will be held off until it is more feasible (probably next year). Bill will redo some of the faded numbers and Dale will purchase a handicap sign.

Report from Dale & Tracy on Gardening:

- Dale & Tracy walked around with the head gardener from Highland. They felt that this meeting was beneficial for both parties. Now everyone has a better understanding of responsibilities and accountability. This walk around will be conducted with Highland at the start of each new season
- It was found that the gardeners needed more direction on what our expectations are and will start being more proactive within reason. Also had the opportunity to learn what needs to be attended to according to the season. For example, some shrubs should be trimmed in the fall. As well there are areas that Pacific Village are responsible for which will make the gardeners job easier. Dale & Tracy will work together with Highland to keep the lines of communication open.
- Requested a number of dead, dying or overrun shrubs to be removed. There will be an extra cost for removal.
- Tracy, unit 22 & Linda, unit 23, spent a few hours on the driveway entrance and removed 3 garbage bags of gardening waste.
- The beds near unit 22 will continue to be worked on as the weather permits. Plants have a higher risk of dying if transplanted when it is too warm. The goal is to have both beds finished and one bed ready for seed by the fall. Flowers from the beds will be transplanted in common areas. In the fall (Sept/Oct) once the beds have been cleaned out the common beds in the front entrance and in front of the parking spaces in the front will be lined with mulch. This will be a project that volunteers will be asked to help out.

Closed Meeting: Adjourned at 8:05 p.m.

Next meeting will be in September 2008