

Qualicum Woods Phase II - Owners' Cmte Meeting - April 7, 2010 - 7 p.m.

Present: Chris Fudge, Letitia Charbonneau, Angela Del Giudice (manager)

1. Minutes of March 18 meeting approved. (The hit counter on the QWP11 web site indicates that few owners are consulting the minutes online.)

2. Financials: letter of engagement for auditor signed and ready to be sent.

3.

a) Reserve Fund Study: After review of 3 proposals cmte decided that Angela will contact Morrison Hershfield first to clarify re inspection of sewer lines and availability. If MH does not meet our needs she will contact Laviolette. She will get back to cmte by beginning of next week.

(A camera inspection of sewer lines may be needed as proof in case of damage, which might be caused by construction next to QWP11.)

b) Mowing of lawns on owners' private property will not be included in new landscaping contract. By early next week we will have all 3 proposals for summer contract in order to make a decision by April 13. Spring cleanup is part of landscaping contract and will not be done until a contract is assigned.

c) An inspection of damage done due to snow removal will be done with the contractor, manager and member of the cmte. **(Please contact Angela if you have damage due to snow removal.)**

d) Green bins. Angela met on site with a City inspector and after reviewing our garbage area it was concluded that we would not be assigned green bins due to the limited size of our garbage removal area. The only other possibility is to increase the size of the area on either side of the parking lot. This will be discussed at the AGM.

d) AGM will be held on Wednesday, May 5 at St. Paul's H.S. Registration will begin at 6:30 and the meeting will start at 7 p.m. There will be an election for at least one member of the committee. The possibility of electing a non-voting member was also discussed and will be decided at the AGM. A non-voting member would become a voting member if a member of the committee needs to withdraw. Owners should receive AGM package 21 days before AGM. Owners who cannot attend are encouraged to give their proxy to a neighbour who will be attending so that we can have quorum.

e) Security issues: a community liaison police officer will speak briefly at the AGM about security issues in our community.

f) Dogs have been observed off their leashes without their master present. According to Ottawa city bylaws dogs must be on a leash at all times. There are concerns related to safety and dog feces on the property not being cleaned up.

g) Graffiti on the stone retaining wall near Cornell and Baseline should be removed by Friday, April 9

h) From now on, a hard copy of the minutes will again be delivered to each owner as it seems not enough owners are consulting the web site and communication with each owner needs to be a priority. A pick-up calendar for garbage and green waste will also be handed out with April's minutes.

Meeting adjourned at 9 p.m.

Cmte members' email: qualicumll@hotmail.com

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