

QWP11 - Minutes, Dec. 15, 2011

Meeting began at 7:15. Attending: Mike Lewicki, Letitia, Angela Del Giudice (manager)

1. Minutes of November meeting were distributed to all owners and posted on the web site.
2. The financial statements for the month ending November 30 were reviewed and approved. Owners are reminded to inform the management company of sale of their unit in order to stop payment of monthly fee.
3. Items for cmte. attention
  - a) Budget was distributed to all owners with cover letter explaining the fee increase of \$3 bringing the monthly fee to \$85. If you do not have pre-authorized payments please ensure your cheques are made out in the new amount for 2012. See below for Angela's contact info.
  - b) Fence along Baseline: brackets were replaced and panels were reinstalled but pillar will need to be examined in the spring
  - c) An owner was concerned about a common element tree rubbing against roofline of his unit. Upon examination, it was found that this was not the case. Owners are reminded that all of the common trees are inspected annually.
  - d) Owners/residents who are identified as leaving garbage before or after the assigned time will be charged not only a removal and disposal fee but also an administrative fee
  - e) Late last Thursday, December 8, a car drove over the curb and over the parking post in spot 105 & 106. Repair to damaged parking receptacle has cost \$700 so far. Attempts have been made to identify the driver responsible without success. If no one comes forward to identify who caused the damage, this will have to be absorbed in our maintenance costs.
  - f) Angela will instruct snow removal contractor to install more markers to avoid damage to common element and private property and to ensure snow is not allowed to build up create unsafe areas.
  - g) The engineer's fee so far is \$1,800 for inspection and reporting on drainage issues in the river stone row. This expense will be covered by the reserve fund.

The meeting was adjourned at 8:15 p.m. The next meeting will be held on January 26.

Questions or concerns? Please contact Angela Del Giudice via email at [ADelGiudice@condogroup.ca](mailto:ADelGiudice@condogroup.ca) or call (613) 237.9519 x 261  
Committee email: [qw2committee@gmail.com](mailto:qw2committee@gmail.com)

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