

Qualicum Woods Phase II Owners' Committee
January 26, 2012 Minutes

Present: Mike Lewicki, Letitia Charbonneau, Angela Del Giudice

1- Minutes of the December 15, 2011 meeting were approved and distributed to all owners.

2- The financial statements for the month ending December 2011 were reviewed and approved.

3- Items for cmte. attention:

- a) **Snow removal:** A number of concerns regarding snow removal were addressed by the committee and the manager has and will continue to bring this to the attention of the contractor in order to make improvements. Please continue to advise Angela of your concerns. Positive feedback is also useful.
- b) **Owners chasing snow clearing equipment:** the operators have asked Angela to advise owners of how dangerous it is to run behind any of the snow clearing equipment as the operator cannot hear anyone. Owners are advised please not to do this.
- c) **Owners are asked not to dump snow** from their car onto the parking lot or the paths after they've been cleared as this may create a problem for other owners. If possible spread out the snow you've removed so that it doesn't block anyone's path.
- d) **Children are always welcome to play in the common element** but parents are asked to not let their children slide down hills built up by snow removal for safety and liability reasons.
- e) **Garbage issues:** The manager has asked Ottawa by-law to patrol our area on garbage night in order to issue infractions to anyone caught leaving items that the city does not remove. Check the QWP11 web site for link to the City web page on garbage disposal.
- f) **Drainage issues:** Areas of concern are being monitored and to date no issue of note has been observed. We will continue to monitor into the Spring season.
- g) **We will be asking for quotes** for repairs to the arches at the ends some of the rows.
- h) For some of our newer owners we would like to clarify a past practice regarding **plantings on the common element** between the rows by individual owners. The cmte. will reimburse up to a total of \$100 per row. However, the cmte. will only reimburse for items that were approved of y the owners in that row (in writing). When the cmte receives the plans for the row we will let the owners know if they are

approved. Reimbursement will occur when receipts are provided to the cmte. Any unapproved planting will not be reimbursed and may be removed. Please use the QWPll email address below to send in your requests in this regard.

The meeting was adjourned at 8:30 p.m.

The next meeting will be held on Feb. 16, 7 p.m.

Questions or concerns? Please contact Angela Del Giudice via email at ADelGiudice@condogroup.ca or call (613) 237.9519 x 261

Committee email: qw2committee@gmail.com

Please refer to our web site for minutes and other important information
<http://www.qualicumwoods.ca/>