

Qualicum Woods PII Owners' Committee
January 6, 2011

1. **Present:** Chris, Mike, Letitia and Angela (manager)

2. **Minutes:** The December 2 minutes were approved via email and were mailed to all owners along with the 2011 budget.

3. **Financial statements:** the financial statements for month ending November 2010 were reviewed and approved. Due to new accounting policies the year end statement will be completed by January 30, 2011 and will be emailed to cmte members prior to the next meeting.

4. **Management report:**

a) Budget: was mailed to all owners

b) Common element modifications - discussion re joint use agreement and importance of notifying owners' cmte. before making modifications

c) Trees: diseased mountain ash was removed as requested

d) Sewer inspection/repairs: no date has been confirmed as yet. As soon as a date is confirmed all owners will be notified

e) Investments: discussion re funds available for investment and vehicles available for investment over the next 5 years; given possibility that interest rates will increase in future a mix of short and long term investments were considered (laddered investments)

f) Pet waste: letter re pet waste on common element attached to this month's minutes. Owners are asked to contact Angela if they are aware of problems related to dogs not on leash on the property

g) Pathway lighting: has been readjusted to be less glaring

h) Owner requests: we cannot ask our snow removal contractor to clear and salt any area that is not part of the common element due to legal liabilities

5. **New business:**

a) **Snow removal:** leaf blower will not be used again to clear the paths; **reminder to owners to move vehicles out of the parking lot so that the contractor can do a better job of cleaning the parking lot as it is difficult to clear areas where too many cars are left for the day after 9 a.m.**

6. **Meeting was adjourned at 8 p.m.**

Next meeting will be held on February 10

If you have any questions or concerns please contact

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Check out our website at <http://qualicumwoods.ca/>