

Qualicum Woods Phase II - Minutes October 20, 2011

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

1. The **minutes** of the September meeting were approved and distributed by hand to all owners.

2. **Finance:** Statements ending Sept.30 were reviewed and approved. Angela will have the draft budget for the next meeting.

3. **Items for cmte. attention:**

a) **Drainage issues:** engineer only received responses from 5 unit owners out of 19; Angela will contact the engineer to set a date and time to meet with him at Jean Boulay's; owners' in this row will be advised when we have a specific time

b) **Landscape maintenance:** cultivation and mulching around 70 trees will be done in the Spring by Boyd Property Maintenance (formerly Hedgeworks); they have agreed to hold the 2011 price for 2012 landscape maintenance

c) **Parking posts:** parking posts were painted and some repaired as much as possible without causing further damage to the existing post

d) **Parking lot:** 98% of units removed their cars to accommodate line painting in the parking lot and all lines could be painted. The contractor will return to paint the fire route lines. Angela will contact the city regarding making that area a registered fire lane.

e) **Snow removal:** we have signed a contract to keep the same contractor as last year, again the 2010-11 price is being held for 2011-2012

f) **Garbage:** Angela will work on a notice to residents regarding garbage

g) **Fridge magnets:** a template was chosen and Angela will place the order

h) **New email address** for cmte. is qw2committee@gmail.com

i) **Noise complaints - tenants:** Angela will send a letter to owners' of units were tenants are creating a disturbance. Owners/residents are advised to contact Ottawa Bylaw at 311 to report excessive noise and also to notify Angela when an incident occurs.

j) **Street parking:** Angela has not been contacted by Bylaw regarding signs limiting parking near the entrances of our parking lot. She will contact them to get an update

k) **Fence:** Angela will see that fence board which has fallen out along Baseline on our property will be replaced tomorrow.

Next meeting: Thursday, November 17, 7:00 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