

**Qualicum Woods Phase II – Owners' Committee Meeting  
October 21, 2010**

1. **Meeting Called to Order.** The minutes of September meeting were approved via email before being distributed to owners. Attending: Chris Fudge, Mike Lewicki, Letitia Charbonneau, Angela Del Giudice (manager)

2. **Financial statement** for year ending Sept. 30 was reviewed and approved.

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

a) **Tree box:** upper row of wood could not be removed because adhesive was used in between layers of wood; too much mulch may have been deposited; owner upset at colour of mulch used, would have preferred black; cmte. members and manager will determine if contract was completed according to specifications

b) **Lighting:** no date yet for installation of lights for parking lot; contractor is still waiting for the lights we requested; if we don't have a date by Tuesday of next week we will cancel the order; re changing the light on the side of 2755 the bid we received was too high and Angela is getting a quote from another contractor.

c) **Landscaping:** upgrades have been completed; over seeding to be completed next week; concerns re small pea stone still left uncovered in the row with river rock, the bill will not be paid until this is done;

- **Trees:** All of the work is done and owners' concerns have been addressed; as of now annual maintenance will be continued and we will receive a quote from the same contractor for this

d) **Sewers:** Multi-Drain will be asked to contract an engineer to provide a stamp design for the sewer repairs. The work is to be done asap before the ground freezes.

e) **Asphalt repairs:** Angela ran into problems with the City re street parking while work was done. She has negotiated with St Paul's that owners will be able to park in their lot on P.D. days and/or holidays ONLY when work is being done in the parking lot and she has advised the school beforehand. You will be towed if you stay in the lot past 5 p.m. on such a day or you park there when this has not been agreed upon beforehand.

The correct material was used to fill cracks in the paths and parking lot. The contractor will be coming back to refill some areas that need more attention. Not all owners moved their vehicles when requested and the contractor has had to return a number of times to complete the work.

f) **Reserve fund study:** We will have a final report once the sewer repairs are done.

g) **Recycling:** The city has agreed to a second pick-up per week of the paper recycling bin

h) **Parking:** The cmte. confirmed that only one vehicle can be parked per spot.

i) **Planters:** are not allowed on the common element along back fences as per the joint use agreement.

j) **Items in common element:** Owners who do not remove their personal items from the common element after repeated requests will be charged for removal of the items.

k) **Snow removal:** 3 proposals were reviewed; the cmte decided to keep the services of Hedgeworks for both snow removal and summer grounds maintenance.

l) **No trucks on common element:** Owners are not to allow contractors to bring trucks onto the common element. Any damage incurred as a consequence of vehicles on the property will be charged to the owner.

4. **Meeting adjourned at 8:40.** Next meeting Thursday, November 18

Please contact Angela Del Giudice if you have any concerns:

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