

Qualicum Woods PII - Owners' Cmte Minutes
Sept. 16, 2010

1. **Meeting called to order** at 7 p.m. Present: Michael L., Letitia C., Angela (manager), Chris could not attend due to a happy family occasion. Congratulations Chris! Meeting convened at 7 p.m.

2. **Financial statements for year ending Aug. 31** were reviewed and approved. **We have already spent 80% of our general maintenance budget on waste removal due to owners continuing to leave items out for garbage that the City will not take. If this continues the site maintenance budget will have to be increased next year. This will most certainly translate into a monthly condo fee increase.**

3. **Items for Cmte Attention:**

a) **Lighting:** New fixtures have been ordered for the parking lot and should be installed by the end of September. Light on unit # 2755 Draper will be changed to lower wattage.

b) **Landscaping:** All special landscaping items discussed and approved at August meeting will be completed by Sept. 24, including reduction of tree box

c) **Trees:** Contract for tree maintenance has been amended to include elevation of branches and clearance of buildings for same amount. Full pruning of ashes will not be done as they are not in good health and any extra stress will make them more vulnerable to ash borer.

d) **Sewer inspections and repairs:** Angela provided the cmte. with a DVD and detailed analysis of sewer inspection and recommended repairs. Representative of Multi-drain willing to attend meeting with cmte. members if necessary. There will be no disruption to owners during repairs.

e) **Asphalt repairs:** Once a date is set for repairs to parking lot and paths, owners will be informed to remove their vehicle from the parking lot. The city will be contacted in order for owners to be able to park on neighboring streets without being ticketed. We hope to get the full cooperation of all owners in this regard in order to get the best results. Owners will be notified when the work is to commence.

f) **Reserve Fund Study:** Once the cmte agrees to plumbing work, we will finalize the reserve fund study to include the actual figures for each of the above repairs.

g) **Owner requests:**

- if owners see non-resident youths trespassing and loitering on the property, please call Ottawa police dispatch at 613-236-1222 ext 7300 to report and request police presence in order to discourage this practice.

- there have been significant changes to elements of some units without cmte approval; this will result in the owners having to reverse the changes at their own

expense; further action will be taken if owners do not comply; owners should refer to section 6.2 of the joint use agreement in reference to this.

- owners are reminded not to keep personal items on the common element; letters have been sent asking owners to remove these items; refer to section 7 of the Rules and Regulations of the joint use agreement

- notice to owners who have concerns about items on other owners' property, these concerns cannot be addressed by the owners' cmte or the property management company as these items are on private property. You may wish to discuss your concern directly with the owner in order to attempt to resolve the issue;

- owners are encouraged to communicate with Angela, our property manager, regarding concerns related to the common element. Unless it is an emergency, she will contact you within 24 to 48 hours.

Angela DelGiudice
Property Manager
Condominium Management Group
613-237-9519 ext. 261
email: ADelGiudice@condogroup.ca>

4. Meeting adjourned at 8:30 p.m.

N.B. The city will now be picking up paper for recycling twice a week. If bin is full, please wait until it has been emptied rather than leaving items outside of the bin.