

Qualicum Woods Phase II November 17, 2011 minutes

Present: Michael Lewicki, Chris Fudge, Letitia Charbonneau, Angela Del Giudice (manager)

1- The **October minutes** were approved and distributed to all owners.

2- **Financial Statements** for the month ending October 31 were reviewed and approved.

3 - **Items** for Committee. attention:

- a) **Drainage issues:** On Nov. 2, the committee arranged for an onsite meeting with the owners to discuss their concerns with the drainage in the 2739 to 2775 Baseline row. The owners clarified their concerns to Steve Goldberg from Pretium Engineering. The engineer will monitor the area over the winter months in order to provide a suitable solution to the concerns of water build-up. An owner approached the committee with a concern surrounding the parging on his exterior wall as related to the common element directly across from his unit. The Owner's committee had a prior scheduled meeting with the owners of the row so agreed to couple these two meetings together to save on Engineer costs. Based on the professional statements of the Engineer that he is unable to determine root cause, and that parging is aesthetic in nature and not part of the Building Code, the Owner's Committee voted that there is no requirement for the Owner's to finance a cosmetic repair.
- b) **Soil erosion:** The committee received a written complaint from an owner in regards to his concern about soil erosion on the common element in the area next to his home. The owner has referenced engineer reports that have not been provided to the association. The committee has reviewed the concerns and agree that further inspections and monitoring are required to determine if in fact there is a problem with the area. The manager reviewed all files and quotations pertaining to that area and all concerns referenced the aesthetics and concern about the inability for grass to grow. This spring and summer the cmte. considered a number of options to mitigate erosion in the area in question but since the grass began to grow better, the cmte. has held off finding another solution to prevent erosion in that area.
- c) **Garbage signs:** Angela will inquire as to the maximum fine for leaving garbage at the curb at times other than the assigned time and will get back to the cmte. before ordering a sign for that area
- d) **Budget:** The cmte reviewed the proposed budget for 2012. Angela will do the revisions and draft a cover letter for cmte. approval. Owners will receive a copy of the budget in early December.
- e) **Fridge magnets:** Many options were considered but because of high minimum run numbers, this was found to be too expensive.
- f) **Communication with management and cmte:** The cmte. appreciates owners using the new email address but would remind owners that matters, unless of an urgent nature, will be dealt with at the regularly scheduled monthly meeting.

The meeting was **adjourned** at 8:45 p.m. The next meeting will be held on December 15.

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