



MONTHLY COUNCIL MEETING MINUTES

Tuesday, December 20, 2022

LOCATION/TIME - 1:00PM VIA ZOOM

Council: Murray Hill, Anita Thompson, Bob Hyde Ashley Orton, & Debbie Thorburn

Strata Mgt: Jesse Train

Regrets: Paul Dhaliwal

STRATA COUNCIL - 2022/2023

EXECUTIVES

Murray Hill - K406
Anita Thompson -W325
Bob Hyde - T102
Ashley Orton - T243
Paul Dhaliwal -T172
Debbie Thorburn -T188

NON-COUNCIL ASSIGNMENT

Jack Devries -T303

COMMITTEE ASSIGNMENTS

President, Townhouses, Irrigation,
Treasurer, Secretary, Bring Forward, Minutes, Social Liaison
Vice President, Finance,
Landscape, Security& Privacy, Volunteers, Website
Clubhouse, RV Committee
Apartments

Fish Pond

CARETAKERS

Don Kendall Hours: 7:00 AM-3:30 PM- weekdays
Valerie Morris Nights/Weekends, Monday, Thursday-Saturday 11:00 am to 1:00 pm
(604) 834-4578 chelseagardens1416@outlook.com

STRATA MANAGER: CROSSROADS

Strata Manager: Jesse Train jesse@crpm.ca

#215- 7445 132ND STREET SURREY, B.C. V3W 1J8
Phone: (778) 578-4445 Fax: (778) 578-4447

EMERGENCY CONTACT 24 HOUR SERVICE (778) 578-4445

Calling after hours for an emergency you will be asked to press "1".
This takes you to our afterhours 24/7 Call centre who will then contact
the Strata Managers (or their back-up) at home or cell phone.

Owners are advised that they should retain their electronic or printed copies of the minutes for future use. Should an owner decide to sell, most prospective buyers will usually request two years of minutes and, if you do not have them, there is a charge of .25 per page from CrossRoads for this service. Retaining the minutes will help you and/or the buyer avoid this charge. PDF copies can also be obtained from the Chelsea website: www.chelseatoday.org

****MOTIONS MADE BY COUNCIL MEMBERS ARE CARRIED UNANIMOUSLY UNLESS NOTED****

CALL TO ORDER – 1:05 PM

ADOPTION OF PREVIOUS MINUTES – MOVED, SECONDED and CARRIED

CARETAKER REPORT November 22 – December 16

Well, it was a fun week with the snow and cold. We managed to get all the walking areas cleared and salted.

Being my first one I had a few first-time growing pains, but managed to get through it. Lol Ice Melter was supplied to the townhouses with a supply at the Clubhouse.

The pillar at unit M104 was sealed to help with the rodent issues.

Residents were asking why the Condo Christmas lights stay on from 4:00 PM to 7:00AM. I am still trying to figure that one out.

The leak at parking stall 45 in Kensington was sealed so hopefully that issue is solved.

Daniel from Westech was able to fix our hot water problem in the Kensington. I monitored the HWT temp all week and now seems to be consistent with where it should be.

The ice sculpture at the front gate pond had toppled over.

We turned off the fountain and I cleared the spout of the ice.

Ivan braved the frigid water and reset the spout. Now working as usual.

All condos had the front door ledges and sills cleaned of bugs and dust.

Leak in electrical room at the Kensington has been diverted until we get a chance to find the outside source of the leak.

Our new height sign for the Kensington/Mayfair is prepped and will be put up on Monday. Heating and air circulating issue due to no signal on the thermostats has been resolved. All heating has been set to 21 C. Our rodent issues just seem to continue and move around the complex.

Hopefully Atlas can get ahead of this issue. The pool heater is down. Daniel is coming to look at it and hopefully the polar bear swimmers will enjoy a nice 75 degrees. There is another cockroach issue in the Kensington hallway on the second floor. We have contacted Atlas to put a plan together to deal with this. The auto door at the Windsor has been painted. Second coat and touch up to follow.

FINANCIAL REPORT – ANITA

We are still in the plus with surplus of \$22,638.45 which is a good thing as I said last month. If no surplus the higher the strata fee. Everyone knows there is not one thing that has not increased this year and next year will probably be the same. When we start to get the increases, they will be put in the minutes so you all are aware.

We had a problem in the Kensington with the heat, our electrical company Ashton said we needed to buy a new heat exchanger for around \$14,000.00. All of council said wait a second this doesn't seem right. We asked Jesse to reach out to Westech. Westech came in to research the problem and fixed it for around \$1000.00. Council has asked Jesse to send Ashton an email about this!!
BIG SAVE FOR STRATA!!

This is not only for apartments but the townhouses also. As you might have noticed your Fortis is bill doubled plus more what it was. In the apartments

- Mayfair: For the month of October gas bill was \$1,343.60 and for November it was \$3,162.82 up 135 % Used 84 GJ for October and 213 GJ for November
- Kensington: For the month of October the gas bill was \$2,318.72 and for November it was \$ 5,344.58 up 130.50%. Used 154 GJ for October and 340 GJ for November
- Windsor: For the month of October the gas bill was \$ 2, 117.72 and for November it was \$5, 463.82 up 158%. Used 140 GJ for October and 340 GJ for November
- Clubhouse: For the month of October the gas bill was \$2,053.62 and for November it was \$1,886.62 down 8%. Used 136 GJ in October and 124 GJ in November

We used 136 GJ and November 124 GJ

So please be aware of having windows and doors open with fireplace or heat on COSTS MORE

A huge thank you to the many volunteers that helped deliver the survey packages it was greatly appreciated!

It was **MOVED, SECONDED and CARRIED** to approve the Financials for November as presented.

ARREARS:

There are several Owners in arrears for chargebacks for extra call outs from City Fire for fire equipment inspections. There are a few Owners in arrears for Strata Fees and another Owner in arrears for a chargeback for a plumbing and drywall chargeback from a dishwasher leak. There are a few Owners in arrears for fines. Letters will be sent to these Owners.

BUSINESS ARISING FROM PREVIOUS MINUTES:

Clubhouse Roof – RDR still requires doing some sheet metal work on the roof. Once the weather changes they will have this completed.

TH Roofs – 163 – 168 – This roof replacement work is being planned for the new year.

Clubhouse Glass – Peak glass has indicated that they cannot do the work required. Vetro Glass has been contacted to review the glass atrium at the clubhouse to see what can be done for budgeting purposes.

Pest Control Issues – Several units have noted mice issues and the problem units have been sent onto Atlas Pest Control. Atlas noted that there a several flower beds that have been installed right up against the building envelope which soil is causing the building envelope trim to rot. This then allows rodents to burrow into the gardens and burrow into the rotten trim which will allow access to the units. Owners with these gardens will be sent letters to have these gardens removed at their own expense as they would not have been original garden beds.

There is a cockroach problem identified in the Kensington Building and Council will be having the entire side that is from the elevator towards the south end of building, a total of 32 units treated to prevent any spread of this issue.

Kensington Parkade Leak – The area in question has been sealed and will be further monitored.

Nomination Committee – As of right now if anyone wants to run for Council to please send to Crossroads at jesse@crpm.ca

Resolution Committee – The resolution committee has been formed Anita Thompson, Debbie Thorburn , Bob Hyde , Zenon Jalbert and Marylou Leslie.

Broken Height Bar for Kensington Parkade – The height bar of the Kensington parkade was hit by BCAA tow truck. If you had BCAA come to tow a vehicle please let us know so we can follow up to hopefully be reimbursed from BCAA.

Kensington Floor Subrogation – Currently we do not have any further information regarding the first subrogation claim with City Fire on the Kensington flood. However, the second claim against Phoenix Restorations has been settled. The total loss on the claim was roughly \$32,000 and the settlement agreed was for \$25,000 in which the lawyers will be awarded their percentage of this settlement amount.

Crows Nests – There is still a crow's nest near TH119 that needs to be removed. Atlas is to be contacted to take down this nest before the spring.

Gas Issue Townhouse unit – There was reports of a gas issue at a unit. The plumber came out and there was no issue. This invoice will be charged back to the unit.

Broken Gate Track Welds – The contractor will be out in the new year to fix the welds on the front gate track.

Update to Council and Vendor List – Crossroads needs to update the Council Vendor list.

Tripping Hazard Outside East Gate – Crossroads had been in contact with the City of Surrey and the city indicated that it is Chelsea Gardens responsibility. They indicated it is a valve the developer was required to installed to prevent Chelsea tapping into the fire suppression line for water. Council would like Crossroads to go back to the city and further dispute the responsibility of this tripping hazard as it is not on Chelsea Property.

CORRESPONDENCE

There have been several emails and letters regarding the new government changes to the Strata Property Act. Notices and surveys were sent out to owners. It was noted that Council did not provide an option for no age restriction. The survey was designed to determine what bylaw the Owners would vote on at a Special General Meeting (SGM) not whether to bring an age restriction bylaw to be voted on.

There have been reports of smoking issues in the Kensington Southside. Owners need to identify the source unit for the Strata to do anything. It is reminded that you can smoke within your unit however, if you are causing a disturbance to others this can be a violation of bylaw 3.

There were reports of cockroaches in the hallway of the Kensington. Strata will be carrying out treatments on the Southside of the building.

There were complaints of dog barking from a unit. Residents are reminded to make sure their dogs do not disturb other residents.

There were issues with the thermostats in the Windsor building. The thermostats have been adjusted and the halls should be back to normal temperatures.

A request was made to install a railing for a townhouse driveway. Council will review and send an alteration letter.

Several letters for alteration requests. Approval letters will be sent.

Several mice issues around the complex as noted earlier in the minutes.

A unit Owner identified a plugged shower, Don tried to clear it and it was blocked very quickly and would not go through the blockage. The Owner has been instructed to contact a plumber as this is their responsibility.

COMMITTEE REPORTS

APARTMENTS– DEBBIE

Dumping of items that are the responsibility of those who dumped them. This remains an ongoing problem in the apartments although it must be noted that the majority of residents are respectful of their personal responsibility in this regard.

The over height bar in the ramp to the underground parking to the Kensington/Mayfair was destroyed by an over height vehicle that struck it. Strata checked into buying a replacement bar which priced out at \$672 including taxes. Innovative as ever, Ashley got Don to buy a 4" diameter pipe and created the artwork (matching the original warning) for the sticker to go onto the bar. Total cost: \$37 for the pipe plus \$47 for the sticker = \$84 for a savings of \$588 to produce the same thing.

TOWNHOUSES- MURRAY

21 new garage doors still scheduled for January. Owners have been notified if you are on the list for replacement.

Jeff Morin has been quiet due to the weather this month; however, townhouse repairs will continue (weather permitting).

CLUBHOUSE – PAUL

RDR indicated that they would replace the water stained ceiling tiles in the clubhouse pool table area.

No further report.

SAFETY AND SECURITY – ASHLEY

There have been some issues with the RV Lot cameras - Charlie and Zenon are investigating. Some cameras are back online for the Kensington/Mayfair, work is on-going.

Over Height bar at the entrance to the Mayfair/Kensington underground parking was damaged. We have created a new one which will replace the broken one by the time the minutes are out. Prohibited items were dumped at the recycle area in the Windsor – a letter will be sent to the owner involved.

LANDSCAPING – ASHLEY

Shawn continues to concentrate on leaf gathering and pickup. Nothing much else happening.

Council discussed the option of starting a landscaping committee, it was **MOVED, SECONDED and CARRIED** not to form a committee for this as there will be too many opinions and direction would be unclear at most times for the landscapers.

In the Month of January The Landscapers will be focusing on leaf clean up in the back of the units beginning with the lawns. Once the lawns throughout the backs are completed they will proceed with the cleaning of the back planted beds.

SOCIAL COMMITTEE – ANITA

November 's cash bar with three kinds of sliders was very popular. There was so much food that many people shared. December has been turning out quite busy. We started with Christmas Coffee, with Santa in attendance. Donations to the Surrey Food Bank came to over \$1025. Thank you to everyone for your generosity. The outside lights were put up by volunteers, and the committee decorated the clubhouse. Thanks to Council, the pool will be heated for the Polar Bear Plunge, but it might not be as warm as previous years. Breakfast afterwards will hopefully be the same as previous years. The Ugly Sweater Pub Night was a great success with \$180 raised for Canuck Place. Our pizza place gave us a deal, so the Committee took our dinner profit, and doubled the donation. Santa is ready to accompany the residents and grandkids, as they walk around Chelsea on Monday singing. Our New Year's Eve Dinner is sold out, and hopefully Chelsea's Own DJ will be up to the task of keeping us dancing until midnight.

ADMINISTRATION – NO REPORT

PONDS AND FOUNTAINS – ASHLEY/JACK – NO REPORT

RV LOT – PAUL – NO REPORT

IRRIGATION – MURRAY

Irrigation is looking for volunteers in 2023, or council will have to look at contracting it out.

NEW BUSINESS

SGM – A survey was distributed to all the residents of the Chelsea Gardens. This survey is designed to help Council identify what type of 55+ bylaw to bring to the upcoming Special General Meeting (SGM). This was not designed to determine if an age restriction is wanted or not. If Owners do not agree with the proposed age restriction bylaw, they are able to vote "NO" at the SGM. There was certainly a lot of concern and request to vote on an age restriction bylaw and there are certainly pros and cons to having or not having an age restriction bylaw. There are many different opinions, and therefore, Council is giving the option to the Owners to vote on this at the SGM.

One of the main concerns that people have had about introducing an age restriction bylaw is that it will lower the value of your property. This is again an opinion, and it is best to contact local relators for a professional answer. We did look to a local realtor for their professional opinion and something to consider when discussing whether the age restriction would lower the property value is:

Chelsea Gardens has had an age restriction for years as we all know and has fared very well with values not only because of the age and rental restriction that we used to have and the wonderful amenities that we still have. The situation we are in now is a choice of keeping Chelsea an adult complex with our only choice of 55+ or being open to rentals with no age restrictions.

Ask yourself what will affect prices In Chelsea Gardens - age restriction or open rentals?

With open rentals in a strata complex this can lead to a steady decline in the overall condition of the complex as most landlords are primarily interested in returns and are not interested in overall maintenance of the complex. Chelsea Gardens is aging and will require more and more funds to maintain the complex, certainly to the standard that we currently enjoy. In the present and future when it comes to large expenditures that Chelsea Garden's needs, having a large portion of rentals can lead to deferred maintenance or replacement of major components of the complex which can lead to further expenses down the road. These expenses may require 75% votes to pass. There is no way we can avoid rentals, but we can limit the tenant age to 55+. This may minimize potential problems with tenants as Chelsea Gardens was never built for young families and their needs, playgrounds etc. There are also several areas that are not friendly to children. Expenses of further safety around ponds and fountains. There would be no restrictions allowed to be imposed on children that reside in the complex, therefore, children can be in the pool at any time. Age restriction should minimize the rental situation we now must allow.

There are certainly pros to going to no age restrictions as well, potential that property values could be considered higher as there would be less restrictions. Without age restrictions older Owners can know that their property could go to their child, or grandchild and they would be able to reside in it rather than sell or rent it. Having no restriction opens up the option of this community changing to something different.

The idea is to provide a choice for the Ownership of Chelsea Gardens and having the SGM will provide that opportunity for all.

The Final Survey results as of December 23rd, 2022:

- 24 1. Restricts to only 1 occupant must be 55+ (this means if 1 person is 55 or older any other occupant can be any age.) Kids Allowed
- 4 2. Restricts 2 occupants must be 55+ (this means if 2 persons are 55 or older other occupants can be any age.) Kids Allowed
- 75 3. Restricts the entire household occupancy to be 55+ (this means no occupant can be under 55.) No Kids
- 197 4. No person under the age of 55 years may occupy a strata lot other than a spouse of the occupant, or an individual which lived and cohabited with the occupant for a period of at least 2 years at the relevant time, in a marriage like relationship. No Kids

It was **MOVED, SECONDED and CARRIED** to approve the following to go to the SGM:

- Age restriction bylaw of 55+ which will allow a spouse(s) of the occupant(s) to be less than 55 but no one else. (no children) (this will not be the actual wording of the bylaw as the lawyer will be writing the bylaw for this)
- Occupancy bylaw to restrict the number of occupants per bedroom as defined by the city occupancy bylaws, strata plan of LMS1416 and disclosure statement.
- Update of the Short-Term Rental Restriction Bylaw.

Bylaw Update – Council will be looking into having a lawyer review the entire set of Chelsea Bylaws and Rules.

Dumping Items – A resident of the Windsor was caught on camera dumping forbidden items at the recycle bins. This is not a dumping ground. A letter will be sent to this Owner.

Snowplow Damage by TH133 – It was noted that the snowplow damaged an area of grass by TH133. This will be repaired in the spring. Residents should note of any damage done by the plows so they can repair in the spring.

Payment Procedures for Reimbursement – Prior approval from council and PROPER ACCOUNTING PROTOCOL requires proof of receipts to be reimbursed. Anyone looking to be reimbursed must follow these requirements. It is NOT a matter trust.

Bottle Fund Donation – Please see the notice attached to the minutes.

Pool Heating Issues – Westech will be onsite to review the heater for the pool.

Don – Pool Course – Don will be scheduling to do his pool course in the new year.

Ashton Issue – As noted in the financial report there are some concerns with Ashton Mechanical. Ashton has been contacted to discuss and review the concerns of Council. Ashton will be providing senior technicians to come to site to review several of the items that Council has questions on.

Access Control Company – Council will be looking to obtain a new access control company.

Apartment Stairwell Cleaning – Standard cleaning has been notified that they are to be cleaning the stairwells of the apartments.

Snow Removal – Residents are reminded to keep back away from the snowplows. The contractors will be instructed to find alternate areas to pile the snow, however, there is so much snow it is not an easy task for them to push snow to other areas. Please understand that snow removal is not an ideal or easy job. Alternatively, we could pay companies that would have been on site more frequently, and have better cleared roads, however, this would cost a significant amount more than what we are currently paying the contractors. We did get alternative quotes at the beginning of this season, and they were double and triple the amounts of the current contractors.

Mayfair Heating Pump – Westech will be providing a price to repair the heating pump in the Mayfair

Mayfair Domestic Hot Water Pump – Westech will be providing a price to repair the hot water pump in the Mayfair.

Christmas Party - Council had their Christmas dinner with Crossroads and staff to thank them for their time they volunteer on council. An Owner wrote to thank Council for all their hard work on behalf of the Owners.

ADJOURNMENT

The meeting was adjourned at 4:37PM

The next Council meeting is Tuesday, January 24th, 2022

MASKS, ALTHOUGH NO LONGER MANDATORY, ARE STRONGLY RECOMMENDED IN ALL COMMON AREAS OF THE CLUBHOUSE AND THE APARTMENTS. OWNERS WHO HAVE TESTED POSITIVE FOR COVID ARE REQUIRED TO QUARANTINE FOR A PERIOD OF FIVE DAYS AND THEN, AFTER THAT QUARANTINE PERIOD, WEAR MASKS FOR FIVE DAYS WHETHER INSIDE OR OUTSIDE



EMERGENCY PREPAREDNESS REPORT

The Chelsea Gardens Emergency Preparedness Program is hosting a volunteer appreciation social gathering on January 12, 2023. This will be the first large group meeting of many of the 80+ program volunteer members in more than 2 years. Each of the 8 Teams will give a brief outline of their responsibilities in an emergency response and Doug McLeod (Program Leader) will report on plans and activities for 2023. This will be mostly a social event, with a wine toast to the new year followed by potluck appies and treats from team members. Not a program volunteer yet, but interested in joining up? Contact Doug McLeod at 778.591.3999 or kdmcleod@telus.net and let's get you to our January 12th event as well.

Please note that there are a few printed copies of the Chelsea Gardens Emergency Preparedness Guide available in the clubhouse office (and also available digitally on the Chelsea Today website).

We are also developing a list of residents who speak languages in addition to English who would be willing to act as translators if needed during an emergency. If you are willing to volunteer as an interpreter, please contact Arvilla Schneider, Leader of our Communications and Transportation Team, at arvilla147@gmail.com, 778.593.2525.

As a reminder for those looking for last minute Christmas ideas, personal emergency kit items, or a complete grab 'n' go bag, make wonderful gift items for all family members (including pets!).

Happy Holidays and a safe and healthy New Year to all of our residents and staff, from

The Emergency Program team members - HO HO HO."

Thanks,
Doug



**CHELSEA GARDENS
BOTTLE FUND DONATED
\$1800.00 ON DEC.8, AND
WAS MATCHED \$ FOR\$
BY ENVISION FINANCIAL
FOR A TOTAL OF \$3600.00
TO THE SURREY FOOD
BANK
THANK YOU TO ALL WHO
DONATED!**



Balance Sheet (Accrual)
CHELSEA - Operations - 02 - (lms1416)
November 2022
AS OF THE 9TH MONTH ENDING NOVEMBER 30, 2022

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12/16/2022
02:53 PM

Prepared For:
Strata Plan LMS1416
Surrey, BC

Surrey, BC

Prepared By:
Crossroads Management Ltd.
#215 - 7455 132nd Street
Surrey, BC V3W 1J8
Phone: 778-578-4445,

ASSETS

1010-0000 Petty Cash	212.35
1013-0000 Bank Shares	5.00
1020-0000 Bank - Westminster - Chequing	61,527.74
1027-0000 Bank - Water Surcharge	90,844.31
1028-1300 Bank - Golf Tournament Funds	3,188.64
1029-0000 Bank - Apt Utilities	45,004.78
1030-0000 Bank - Exercise Room	1,245.82
1040-0000 Bank - Social Committee	5,892.28
1200-0000 Prepaid Insurance	163,788.00
1205-0000 Prepaid Expenses	824.66
1300-0000 Accounts Receivable	4,090.62
1301-0000 A/R - Other	50.00

TOTAL ASSETS 376,674.20

LIABILITIES

2010-0000 Accounts Payable	89,116.76
2014-0000 Accrued Water & Sewer	15,498.67
2017-0000 Social Committee Fund	5,892.28
2018-0000 Exercise Room	1,245.82
2019-0000 Golf Tournament Fund	3,188.64
2035-0000 Security Deposits	300.00
2040-0003 Due to Contingency-Insurance	163,788.00
2170-0000 Vacation Payable	920.74
2250-0000 Pre-Paid Fees	1,217.77

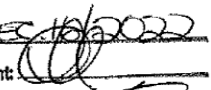

TOTAL LIABILITIES 281,168.68

OWNERS' EQUITY

3500-0000 Net Income - Prior Years	23,815.20
3510-0000 Net Income - Current Year	22,638.45
3510-2000 Net Income - Utilities	31,033.56
3510-3000 Net Income - Water & Sewer	18,018.31

TOTAL OWNERS' EQUITY 95,505.52

TOTAL LIABILITIES AND EQUITY 376,674.20

Date: DEC 16 2022
Accountant: 
Property Manager: 

Budget Comparison (Accrual)
CHELSEA - Operations - 02 - (lms1416)
November 2022

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 12/16/2022
 02:53 PM

AS OF THE 9TH MONTH ENDING NOVEMBER 30, 2022

Prepared For:
 Strata Plan LMS1416
 Surrey, BC

 Surrey, BC

Prepared By:
 Crossroads Management Ltd.
 #215 - 7455 132nd Street
 Surrey, BC V3W 1J8
 Phone: 778-578-4445,

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
INCOME									
4010-0000 Strata Fees	61,034.10	61,034.00	0.10	0.00	549,306.90	549,306.00	0.90	0.00	732,408.00
4012-0000 CRF Strata Fees - Apart	-16,829.42	-16,829.42	0.00	0.00	-151,464.78	-151,464.78	0.00	0.00	-201,953.00
4015-0000 Parking, Scooter & EV P	712.00	488.33	223.67	45.80	5,268.00	4,394.97	873.03	19.86	5,860.00
4022-0000 Move in/out	200.00	83.33	116.67	140.0	500.00	749.97	-249.97	-33.33	1,000.00
4025-0000 Prior Year Surplus (Defic	1,663.00	1,663.00	0.00	0.00	14,967.00	14,967.00	0.00	0.00	19,956.00
TOTAL	46,779.68	46,439.24	340.44	0.73	418,577.12	417,953.16	623.96	0.15	557,271.00
4030-0000 Strata Fees	116,015.17	116,015.17	0.00	0.00	1,044,136.53	1,044,136.53	0.00	0.00	1,392,182.00
4032-0000 CRF Strata Fees - Town	-36,614.17	-36,614.17	0.00	0.00	-329,527.53	-329,527.53	0.00	0.00	-439,370.00
4037-0000 Prior Year Surplus	2,685.58	2,685.58	0.00	0.00	24,170.22	24,170.22	0.00	0.00	32,227.00
TOTAL	82,086.58	82,086.58	0.00	0.00	738,779.22	738,779.22	0.00	0.00	985,039.00
OTHER									
4040-0000 Rental - Fireside Lounge	100.00	41.67	58.33	139.9	800.00	375.03	424.97	113.32	500.00
4045-0000 Rental - Caretaker Suite	600.00	600.00	0.00	0.00	4,800.00	5,400.00	-600.00	-11.11	7,200.00
4050-0000 Rental - Guest Suites	1,350.00	583.33	766.67	131.4	13,535.00	5,249.97	8,285.03	157.8	7,000.00
4055-0000 R.V. Parking	1,250.00	733.33	516.67	70.46	8,365.00	6,599.97	1,765.03	26.74	8,800.00
4061-0000 Bylaw Fines	0.00	0.00	0.00	0	100.00	0.00	100.00	0	0.00
4062-0000 Dish and Cutlery Rental	50.00	0.00	50.00	0	100.00	0.00	100.00	0	0.00
4065-0000 Interest Income	223.09	75.00	148.09	197.4	1,753.33	675.00	1,078.33	159.7	900.00
4066-0000 Remote Control Sale	180.00	141.67	38.33	27.06	1,615.00	1,275.03	339.97	26.66	1,700.00
4084-0000 Keys	0.00	0.00	0.00	0	70.00	0.00	70.00	0	0.00
TOTAL OTHER	3,753.09	2,175.00	1,578.09	72.56	31,136.33	19,575.00	11,563.33	59.07	26,100.00
TOTAL INCOME	132,619.35	130,700.82	1,918.53	1.47	1,188,494.67	1,176,307.38	12,187.29	1.04	1,568,410.00
6030-0000 Apt Janitor/Contract Ser	2,089.50	1,833.33	-256.17	-13.97	18,805.50	16,499.97	-2,305.53	-13.97	22,000.00
6208-0000 Building Maint. - Apartm	1,636.56	2,250.00	613.44	27.26	28,464.20	20,250.00	-8,214.20	-40.56	27,000.00
6215-0000 Equipment Maint. - Apart	354.94	5,000.00	4,645.06	92.90	51,360.43	45,000.00	-6,360.43	-14.13	60,000.00
6268-0050 Elevator Maint. - Apartm	1,259.85	1,483.33	223.48	15.07	12,405.45	13,349.97	944.52	7.08	17,800.00
6275-0000 Gate & Door Maint. - Ap	0.00	500.00	500.00	100.0	2,597.85	4,500.00	1,902.15	42.27	6,000.00
6279-0000 Garbage Pick-up - Apts.	2,309.13	2,583.33	274.20	10.61	16,912.06	23,249.97	6,337.91	27.26	31,000.00
TOTAL EXPS. BEFORE UTILITIES	7,649.98	13,649.99	6,000.01	43.96	130,545.49	122,849.91	-7,695.58	-6.26	163,800.00
TOWNHOUSE EXPENSES									
6315-0000 Building Maint. - Townho	4,156.25	5,166.67	1,010.42	19.56	43,832.68	46,500.03	2,667.35	5.74	62,000.00
6320-0000 Garbage Pick-up - Town	5,687.67	5,583.33	-104.34	-1.87	53,698.34	50,249.97	-3,448.37	-6.86	67,000.00
TOTAL OPERATING EXPS. - T.H.	9,843.92	10,750.00	906.08	8.43	97,531.02	96,750.00	-781.02	-0.81	129,000.00
COMMON EXPENSES									
LANDSCAPING & GROUNDS									
6415-0000 Landscape Contract	12,134.72	12,333.33	198.61	1.61	108,916.51	110,999.97	2,083.46	1.88	148,000.00
6425-0000 Drainage Repair & Maint	0.00	1,666.67	1,666.67	100.0	13,459.81	15,000.03	1,540.22	10.27	20,000.00
6435-0000 Plant Replacement & Im	0.00	1,250.00	1,250.00	100.0	7,334.48	11,250.00	3,915.52	34.80	15,000.00
6440-0000 Irrigation System	1,175.05	333.33	-841.72	-252.5	1,886.95	2,999.97	1,113.02	37.10	4,000.00
6455-0000 Snow Removal	1,042.21	1,000.00	-42.21	-4.22	1,672.21	9,000.00	7,327.79	81.42	12,000.00
TOTAL LANDS. & GROUNDS	14,351.98	16,583.33	2,231.35	13.46	133,269.96	149,249.97	15,980.01	10.71	199,000.00
REPAIR & MAINTENANCE- GENER									
6510-0000 Repair & Maintenance	2,018.71	1,583.33	-435.38	-27.50	14,034.78	14,249.97	215.19	1.51	19,000.00
6515-0000 Equipment Rep. & Maint	108.80	1,250.00	1,141.20	91.30	8,161.22	11,250.00	3,088.78	27.46	15,000.00
6520-0000 Supplies Equipment - Co	99.70	466.67	366.97	78.64	705.99	4,200.03	3,494.04	83.19	5,600.00
6525-0000 Supplies Maintenance-C	0.00	375.00	375.00	100.0	247.52	3,375.00	3,127.48	92.67	4,500.00
6530-0000 Supplies Cleaning - Com	0.00	41.67	41.67	100.0	62.99	375.03	312.04	83.20	500.00
6535-0000 Enterphone and Security	102.72	791.67	688.95	87.02	4,947.86	7,125.03	2,177.17	30.56	9,500.00
6560-0000 Gate Repair & Maint. - C	241.50	250.00	8.50	3.40	1,002.75	2,250.00	1,247.25	55.43	3,000.00
6565-0000 Pest Control - Common	2,607.90	750.00	-1,857.90	-247.7	9,641.04	6,750.00	-2,891.04	-42.83	9,000.00
TOTAL REPAIR & MAINT.	5,179.33	5,508.34	329.01	5.97	38,804.15	49,575.06	10,770.91	21.73	66,100.00

Budget Comparison (Accrual)
CHELSEA - Operations - 02 - (Ims1416)

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November 2022

AS OF THE 9TH MONTH ENDING NOVEMBER 30, 2022

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
UTILITIES									
6576-0000 Electricity	175.00	191.67	16.67	8.70	1,589.00	1,725.03	136.03	7.89	2,300.00
6577-0000 Electricity Ponds - Com	419.00	433.33	14.33	3.31	3,579.00	3,899.97	320.97	8.23	5,200.00
6580-0000 Electricity Stream - Com	655.00	733.33	78.33	10.68	6,075.00	6,599.97	524.97	7.95	8,800.00
6595-0000 Telephone Caretaker	95.20	150.00	54.80	36.53	1,203.32	1,350.00	146.68	10.87	1,800.00
TOTAL UTILITIES	1,344.20	1,508.33	164.13	10.88	12,446.32	13,574.97	1,128.65	8.31	18,100.00
RV LOT EXPENSES									
6640-0000 Repair & Maintenance -	0.00	125.00	125.00	100.0	597.11	1,125.00	527.89	46.92	1,500.00
6690-0000 Electricity - RV Lot	63.00	79.17	16.17	20.42	567.00	712.53	145.53	20.42	950.00
TOTAL OPERATING EXPS-RV LOT	63.00	204.17	141.17	69.14	1,164.11	1,837.53	673.42	36.65	2,450.00
RECREATION CENTRE - COMMON									
6710-0000 Bldg Repair & Maint-Rec	0.00	833.33	833.33	100.0	2,126.18	7,499.97	5,373.79	71.65	10,000.00
6712-0000 Equip. Rep. & Maint.-Clu	4,731.59	1,750.00	-2,981.59	-170.3	28,578.28	15,750.00	-12,828.28	-81.45	21,000.00
6715-0000 Lock Up Costs - Rec. Ce	90.00	83.33	-6.67	-8.00	825.00	749.97	-75.03	-10.00	1,000.00
6725-0000 Exercise Equip R & M-R	0.00	416.67	416.67	100.0	6,889.09	3,750.03	-3,139.06	-83.71	5,000.00
6730-0000 Workshop R & M-Rec. C	0.00	83.33	83.33	100.0	350.57	749.97	399.40	53.26	1,000.00
6735-0000 Pool Repair & Maint.-Re	189.00	666.67	477.67	71.65	3,979.28	6,000.03	2,020.75	33.68	8,000.00
6740-0000 Pool Supplies & Chemic	95.02	375.00	279.98	74.66	4,841.23	3,375.00	-1,466.23	-43.44	4,500.00
6750-0000 Cleaning Supplies-Rec.	400.90	183.33	-217.57	-118.6	1,535.71	1,649.97	114.26	6.92	2,200.00
6755-0000 Window & Carpet Cleani	0.00	83.33	83.33	100.0	0.00	749.97	749.97	100.0	1,000.00
6764-0000 Electricity - Rec. Centre	1,679.00	1,904.17	225.17	11.83	15,741.00	17,137.53	1,396.53	8.15	22,850.00
6765-0000 Gas - Rec. Centre	1,886.62	1,600.00	-286.62	-17.91	14,640.61	14,400.00	-240.61	-1.67	19,200.00
TOTAL OPER. EXPS-REC. CENTRE	9,072.13	7,979.16	-1,092.97	-13.70	79,506.95	71,812.44	-7,694.51	-10.71	95,750.00
SALARIES & BENEFITS									
6820-0000 Caretaker Salary and Be	4,583.34	5,000.00	416.66	8.33	59,461.20	45,000.00	-14,461.20	-32.14	60,000.00
6830-0000 Caretaker Assistant Wag	1,276.10	1,625.00	348.90	21.47	12,005.12	14,625.00	2,619.88	17.91	19,500.00
6865-0000 R. C. Janitor Wages and	1,680.00	1,833.33	153.33	8.36	15,120.00	16,499.97	1,379.97	8.36	22,000.00
6875-0000 Payroll Costs	808.48	935.00	126.52	13.53	9,593.43	8,415.00	-1,178.43	-14.00	11,220.00
6890-0000 Workers Compensation	0.00	125.00	125.00	100.0	683.04	1,125.00	441.96	39.29	1,500.00
TOTAL SALARIES & PAYROLL COS	8,347.92	9,518.33	1,170.41	12.30	96,862.79	85,664.97	-11,197.82	-13.07	114,220.00
OFFICE EXPENSES									
6910-0000 Equipment Rep. & Maint	0.00	33.33	33.33	100.0	61.24	299.97	238.73	79.58	400.00
6915-0000 Supplies	20.60	75.00	54.40	72.53	475.10	675.00	199.90	29.61	900.00
6920-0000 Telephone & Cable - Offi	279.73	416.67	136.94	32.87	2,488.90	3,750.03	1,261.13	33.63	5,000.00
TOTAL OFFICE EXPENSES	300.33	525.00	224.67	42.79	3,025.24	4,725.00	1,699.76	35.97	6,300.00
ADMINISTRATION									
6970-0000 AGM Expenses - Admin.	690.00	416.67	-273.33	-65.60	1,390.66	3,750.03	2,359.37	62.92	5,000.00
6975-0000 Council Expenses - Adm	1,581.62	291.67	-1,289.95	-442.2	2,885.42	2,625.03	-260.39	-9.92	3,500.00
6980-0000 Legal Expenses	0.00	29.17	29.17	100.0	98.26	262.53	164.27	62.57	350.00
6984-0000 Postage and Printing	2,015.38	1,416.67	-598.71	-42.26	10,956.63	12,750.03	1,793.40	14.07	17,000.00
6985-0000 Insurance Appraisal	0.00	16.67	16.67	100.0	0.00	150.03	150.03	100.0	200.00
6990-0000 Insurance Premiums	54,596.00	54,596.00	0.00	0.00	491,364.00	491,364.00	0.00	0.00	655,152.00
6992-0000 Insurance Carrying Char	916.67	916.67	0.00	0.00	8,250.03	8,250.03	0.00	0.00	11,000.00
7000-0000 Management Fees	6,078.17	6,078.17	0.00	0.00	54,703.53	54,703.53	0.00	0.00	72,938.00
7010-0000 Property Taxes - Admin.	0.00	50.00	50.00	100.0	535.64	450.00	-85.64	-19.03	600.00
7020-0000 Security - Admin.	0.00	166.67	166.67	100.0	0.00	1,500.03	1,500.03	100.0	2,000.00
7023-0000 Emergency Preparednes	0.00	333.33	333.33	100.0	2,197.30	2,999.97	802.67	26.76	4,000.00
7025-0000 Bank Charges	10.00	12.50	2.50	20.00	90.00	112.50	22.50	20.00	150.00
7030-0000 Strata Web Site	0.00	33.33	33.33	100.0	52.32	299.97	247.65	82.56	400.00
7051-0000 Statutory Financial Revi	0.00	116.67	116.67	100.0	176.40	1,050.03	873.63	83.20	1,400.00
TOTAL ADMINISTRATION EXPENSE	65,887.84	64,474.19	-1,413.65	-2.19	572,700.19	580,267.71	7,567.52	1.30	773,690.00
TOTAL COMMON EXPENSES	104,546.73	106,300.85	1,754.12	1.65	937,779.71	956,707.65	18,927.94	1.98	1,275,610.00
TOTAL EXPENSES	122,040.63	130,700.84	8,660.21	6.63	1,165,856.22	1,176,307.56	10,451.34	0.89	1,568,410.00
NET INCOME (LOSS)	10,578.72	-0.02	10,578.74	52.89	22,638.45	-0.18	22,638.63	12.57	0.00
REVENUE UTILITIES									
Revenue - Apartment Utilities									
9260-0000 Utilities Income - Apts.	18,978.50	18,978.50	0.00	0.00	170,806.50	170,806.50	0.00	0.00	227,742.00
9262-0000 Utilities Interest Income	178.81	0.00	178.81	0	566.46	0.00	566.46	0	0.00

Budget Comparison (Accrual)
CHELSEA - Operations - 02 - (lms1416)
November 2022

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AS OF THE 9TH MONTH ENDING NOVEMBER 30, 2022

	<u>MTD Actual</u>	<u>MTD Budget</u>	<u>\$ Var.</u>	<u>% Var.</u>	<u>YTD Actual</u>	<u>YTD Budget</u>	<u>\$ Var.</u>	<u>% Var.</u>	<u>Annual</u>
9264-0000 Prior Year Surplus (Defic	0.00	0.00	0.00	0	-20,552.52	-20,552.00	-0.52	0.00	-20,552.00
Total Apartment Utilities	19,157.31	18,978.50	178.81	0.94	150,820.44	150,254.50	565.94	0.38	207,190.00
UTILITY EXPENSES									
Hydro - Apartments									
9360-0000 Electricity Kens & Mayfai	2,533.00	2,625.00	92.00	3.50	22,797.00	23,625.00	828.00	3.50	31,500.00
9365-0000 Electricity Windsor	1,529.00	1,666.67	137.67	8.26	13,761.00	15,000.03	1,239.03	8.26	20,000.00
Total Electricity - Apart.	4,062.00	4,291.67	229.67	5.35	36,558.00	38,625.03	2,067.03	5.35	51,500.00
Gas - Apartments									
9410-0000 Gas - Mayfair	3,162.82	2,673.33	-489.49	-18.31	18,535.91	24,059.97	5,524.06	22.96	32,080.00
9420-0000 Gas - Kensington	5,344.58	5,217.50	-127.08	-2.44	33,306.37	46,957.50	13,651.13	29.07	62,610.00
9430-0000 Gas - Windsor	5,463.82	5,083.33	-380.49	-7.49	31,386.60	45,749.97	14,363.37	31.40	61,000.00
Total Gas - Apartment	13,971.22	12,974.16	-997.06	-7.68	83,228.88	116,767.44	33,538.56	28.72	155,690.00
TOTAL UTILITIES - APARTMENT	18,033.22	17,265.83	-767.39	-4.44	119,786.88	155,392.47	35,605.59	22.91	207,190.00
NET INCOME (LOSS) UTILITIES	1,124.09	1,712.67	-588.58	-34.37	31,033.56	-5,137.97	36,171.53	704.0	0.00
REVENUE - WATER INCOME									
9650-0000 Water - Apartments	6,080.00	6,080.00	0.00	0.00	54,720.00	54,720.00	0.00	0.00	72,960.00
9700-0000 Water - Townhouses	8,892.00	8,892.00	0.00	0.00	80,028.00	80,028.00	0.00	0.00	106,704.00
9725-0000 Water - Interest Income	331.06	0.00	331.06	0	1,399.49	0.00	1,399.49	0	0.00
9745-0000 Prior Year Surplus (Defic	0.00	0.00	0.00	0	6,319.85	6,320.00	-0.15	0.00	6,320.00
TOTAL WATER INCOME	15,303.06	14,972.00	331.06	2.21	142,467.34	141,068.00	1,399.34	0.99	185,984.00
WATER EXPENSE									
9850-0000 Water Usage	15,498.67	15,498.67	0.00	0.00	124,449.03	139,488.03	15,039.00	10.78	185,984.00
TOTAL WATER	15,498.67	15,498.67	0.00	0.00	124,449.03	139,488.03	15,039.00	10.78	185,984.00
NET INCOME (LOSS) WATER	-195.61	-526.67	331.06	62.86	18,018.31	1,579.97	16,438.34	1,040.	0.00

Balance Sheet (Accrual)
CHELSEA - Contingency - 02 - (lms1416c)
November 2022
AS OF THE 9TH MONTH ENDING NOVEMBER 30, 2022

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Prepared For:
Strata Plan LMS 1416 - CRF

Prepared By:
Crossroads Management Ltd.
#215 - 7455 132nd Street
Surrey, BC V3W 1J8
Phone: 778-578-4445,

ASSETS

1025-0000 Bank - Westminster - Contingency	1,707,636.22
1038-1286 WSCU GIC - 1.33% - Mar.8/23	500,000.00
1038-1287 WSCU GIC - 1.33% - Mar.8/23	500,000.00
1106-0000 Insurance Claim Receivable	162,547.16
1109-0100 Due to CRF from Operating-Insurance	<u>163,788.00</u>

TOTAL ASSETS

3,033,971.38

LIABILITIES

2010-0000 Accounts Payable	<u>15,446.07</u>
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TOTAL LIABILITIES

15,446.07

OWNERS' EQUITY


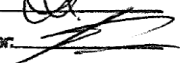
3500-0000 Net Income - Prior Years	2,666,944.14
3500-0500 Prior Year-Adjustment	9,196.94
3510-0000 Net Income - Current Year	<u>342,384.23</u>

TOTAL OWNERS' EQUITY

3,018,525.31

TOTAL LIABILITIES AND EQUITY

3,033,971.38

Date: DEC-16/2022
Accountant: 
Property Manager: 

Budget Comparison (Accrual)
CHELSEA - Contingency - 02 - (lms1416c)
November 2022

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AS OF THE 9TH MONTH ENDING NOVEMBER 30, 2022

Prepared For:
Strata Plan LMS 1416 - CRF

Prepared By:
Crossroads Management Ltd.
#215 - 7455 132nd Street
Surrey, BC V3W 1J8
Phone: 778-578-4445,

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
INCOME									
4010-5000 Strata Fees - Apartment	16,829.42	16,829.42	0.00	0.00	151,464.78	151,464.78	0.00	0.00	201,953.00
4010-6000 Strata Fees - Townhome	36,614.17	36,614.17	0.00	0.00	329,527.53	329,527.53	0.00	0.00	439,370.00
TOTAL	53,443.59	53,443.59	0.00	0.00	480,992.31	480,992.31	0.00	0.00	641,323.00
4031-0000 Interest Income	6,222.98	0.00	6,222.98	0	31,075.14	0.00	31,075.14	0	0.00
4031-6000 Interest Income- Insur. L	916.67	0.00	916.67	0	8,250.03	0.00	8,250.03	0	0.00
TOTAL	7,139.65	0.00	7,139.65	0	39,325.17	0.00	39,325.17	0	0.00
TOTAL INCOME	60,583.24	53,443.59	7,139.65	13.36	520,317.48	480,992.31	39,325.17	8.18	641,323.00
6278-2022 Apt Boilers Replace/Rep	0.00	0.00	0.00	0	12,353.25	0.00	-12,353.25	0	0.00
TOTAL EXPS. BEFORE UTILITIES	0.00	0.00	0.00	0	12,353.25	0.00	-12,353.25	0	0.00
TOWNHOUSE EXPENSES									
6342-2022 2022 Townhouse Envelo	8,299.75	7,083.33	-1,216.42	-17.17	54,615.80	63,749.97	9,134.17	14.33	85,000.00
6344-2022 Garage Doors	0.00	3,333.33	3,333.33	100.0	6,053.25	29,999.97	23,946.72	79.82	40,000.00
6345-2022 Townhouse Flat Roof Re	0.00	16,666.67	16,666.67	100.0	-426.30	150,000.03	150,426.33	100.2	200,000.00
TOTAL OPERATING EXPS. - T.H.	8,299.75	27,083.33	18,783.58	69.35	60,242.75	243,749.97	183,507.22	75.29	325,000.00
COMMON EXPENSES									
REPAIR & MAINTENANCE- GENER									
6512-2022 Security Enhancements	18.95	291.67	272.72	93.50	1,875.51	2,625.03	749.52	28.55	3,500.00
6565-2022 Pest Exclusion	0.00	0.00	0.00	0	8,394.75	0.00	-8,394.75	0	0.00
TOTAL REPAIR & MAINT.	18.95	291.67	272.72	93.50	10,270.26	2,625.03	-7,645.23	-291.2	3,500.00
RECREATION CENTRE - COMMON									
6707-2022 Clubhouse Roof Replace	95,066.99	12,500.00	-82,566.99	-660.5	95,066.99	112,500.00	17,433.01	15.50	150,000.00
6711-2022 Clubhouse Cooling & He	0.00	2,500.00	2,500.00	100.0	0.00	22,500.00	22,500.00	100.0	30,000.00
TOTAL OPER. EXPS-REC. CENTRE	95,066.99	15,000.00	-80,066.99	-533.7	95,066.99	135,000.00	39,933.01	29.58	180,000.00
TOTAL COMMON EXPENSES	95,085.94	15,291.67	-79,794.27	-521.8	105,337.25	137,625.03	32,287.78	23.46	183,500.00
TOTAL EXPENSES	103,385.69	42,375.00	-61,010.69	-143.9	177,933.25	381,375.00	203,441.75	53.34	508,500.00
NET INCOME (LOSS)	-42,802.45	11,068.59	-53,871.04	-486.7	342,384.23	99,617.31	242,766.92	243.7	132,823.00
REVENUE UTILITIES									
UTILITY EXPENSES									

Masks are Recommended
 Events may be cancelled without notice due to COVID



January Events Calendar

EVENTS

Polar Bear Swim and Breakfast
 January 1st
 11:00 am

CASH BAR
 Pub Night
 Watch for Posters
 January 20th
 4:30 pm

Movie Night
 Sunday
 January 22
 7:00pm

New Exercise Class
CHAIR YOGA
 Tuesdays and Fridays
 9:30 am
 In the Fireside Room
 Vivian A.
 604-593-5920

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1 Polar Bear Swim and Breakfast 11:00 am	2 Arts/Crafts 1-4 Canasta 6:45pm Ladies' Snooker 7pm 6:30—8:30	3 Bridge 6:30 pm Poker Pool 7 pm Bible Study 7 pm	4 Coffee 9:30 Whist 7 pm Poker 6 pm	5 Euchre 7 pm Dance 3:00	6 Pub Night BYOB	7
8	9 Arts/Crafts 1-4 Canasta 6:45pm Ladies' Snooker 7pm	10 Bridge 6:30 pm Poker Pool 7 pm Bible Study 7 pm	11 Coffee 9:30 Whist 7 pm Poker 6 pm	12 Euchre 7 pm Dance 3:00	13 Pub Night BYOB	14
15	16 Arts/Crafts 1-4 Canasta 6:45pm Ladies' Snooker 7pm	17 Bridge 6:30 pm Poker Pool 7 pm Bible Study 7 pm	18 Coffee 9:30 Whist 7 pm Poker 6 pm	19 Euchre 7 pm Dance 3:00	20 CASH BAR Pub Night Watch for Posters	21
22 Movie Night 7:00 pm	23 SING-ALONG Christmas Wagon Arts/Crafts 1-4 Canasta 6:45pm Ladies' Snooker	24 Bridge 6:30 pm Poker Pool 7 pm Bible Study 7 pm	25 Coffee 9:30 Whist 7 pm Poker 6 pm	26 Euchre 7 pm Dance 3:00	27 Pub Night BYOB	28
29 	30 NO Arts/Crafts Canasta 6:45pm Ladies' Snooker 7pm	31 Bridge 6:30 pm Poker Pool 7 pm Bible Study 7 pm	Mondays WALK AWAY POUNDS 9:30am WEIGHTS & BANDS 9:00am	Tuesdays CHAIR YOGA 9:30am OSTEO 9:00 am	Thursdays WALK AWAY POUNDS 9:30am WEIGHTS & BANDS 9:00	Fridays CHAIR YOGA 9:30am OSTEO 9:00 am