



# MONTHLY COUNCIL MEETING MINUTES TUESDAY, MARCH 22, 2022

## LOCATION/TIME - 1:00 PM – FIRESIDE ROOM

**Council:** Murray Hill, Anita Thompson, Norm Reid, Ron Plankeel & Paul Dhaliwal.

**Strata Mgt:** Jesse Train and Ross Ruddick (via Zoom)

**Regrets:** Bob Hyde

## STRATA COUNCIL – 2022/2023

### EXECUTIVES

Murray Hill - K406  
Bob Hyde - T102  
Anita Thompson - W325  
Norm Reid - T302  
Ron Plankeel - T272  
Paul Dhaliwal - T172  
Non Council volunteer  
Ashley Orton - T243

### COMMITTEE ASSIGNMENTS

President, Townhouses  
Vice President, Finance  
Secretary/Treasurer, Minutes, Social Committee  
Apartments, Irrigation  
Bring Forward, Landscaping, Ponds/Fountains  
Clubhouse, RV Committee  
Security & Privacy, Volunteers

## CARETAKERS

John Unger Hours: 6:00 AM-3:30 PM-Monday to Thursday  
Valerie Morris Nights/Weekends  
(604) 834-4578 [chelseagardens1416@gmail.com](mailto:chelseagardens1416@gmail.com)

## STRATA MANAGERS: CROSSROADS

Strata Manager: Jesse Train [jesse@crpm.ca](mailto:jesse@crpm.ca)  
Strata Manager: Bryan Andrews [bryan@crpm.ca](mailto:bryan@crpm.ca)  
Senior Strata Manager: Ross Ruddick [ross@crpm.ca](mailto:ross@crpm.ca)

#215- 7455 132ND STREET, SURREY, B.C. V3W 1J8  
Phone: (778) 578-4445 Fax: (778) 578-4447

### EMERGENCY CONTACT - 24 HOUR SERVICE (778) 578-4445

Calling afterhours 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' worth 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](http://www.chelseatoday.org)

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

**(1) CALL TO ORDER**

Murray Hill, President, and a quorum being present called the meeting to order at 1:03 PM.

**(2) ADOPTION OF PREVIOUS MINUTES**

It was **MOVED** and **SECONDED** to adopt the minutes of the February 22, 2022 meeting. **CARRIED**

**(3) CARETAKER REPORT FOR FEBRUARY 2022**

It seems like I just wrote a report and it's time to write another. With daylight savings back in place and we've caught up to the hour of daylight we gained, it's time to start thinking about gardening and cleaning.

The pressure washers are available to anyone that would like to do some clean up but these need to be booked so let the office know and it can be dropped off. Condo and upper decks in the town houses can only be cleaned with a brush and a detergent and pressure washers are not allowed because of possible ingress issues.

Trevor Watts (inspector for Surrey Fire Department), sent us a very nice note thanking us for responding quickly, sending in the completed reports and being proactive when it came to safety concerns within our complex. His comment indicated that it is one of the best complexes he has had to inspect.

Mouse traps and sticky pads are available should you need them if mice are a pest in your unit. If that doesn't work the pest control company, will be called. Please do not call them directly if you do the charge will come back to the originating town house or condo unit.

I know this only applies to a few dog owners but the garbage cans in the lobbies or at the gazebo are not meant for poop bags. Please deal with these in the proper manner. Ideally the feces are to be taken home, flushed in the toilet and the bag disposed of in the garbage. I know this isn't always a possible method of disposal, but it is a city of Surrey mandate.

I am hopeful that the lack of pressure and gurgling of toilets and pipes has been resolved in the Kensington. If you are still experiencing issues, please call the office.

I was hesitant in writing this next comment, but it is something that must be said and resolved. Val and I as well as a few contractors, have been accused of being racist on several occasions as well as comments of discrimination regarding other citizens of Chelsea. This is unacceptable and when a comment like that is made the person responsible had better make sure that what they are saying is legitimate and not because they didn't get what they wanted. Race issues are taken seriously and unless they can be substantiated, we need to think before we speak. When an untrue comment is made, it is an insult to the recipient and leaves a bad taste hard to forget. Racism/ discrimination is something that everyone and every culture must deal with at one time or other so let's make sure that we deal with it honestly and leave innuendo and bias behind. This attitude comes from just a hand full of residents and not the majority. We are a diverse community that believes in respect for our fellow man without a bigoted approach. Any mention of racism is investigated and dealt with and considered a serious offence. In my time here there has only been one incident validated that was truly racist and it turned out to be a comment made by a visitor.

Kensington has also joined in with the recycle program for pop/beer cans and bottles as well as tetra packs and milk containers. Owners are asked to wash out containers prior to depositing them. Brian Coates and Lloyd Anderson will oversee the program and if it is successful, can bring in a surprising amount of money that can be used for, parties, purchases etc. This is important for two reasons. First, it's not going to the land fill and secondly, it will eventually stop the unwelcome visitors. I was looking at the camera to find out who was leaving furniture at the compactor which is not allowed and at 4.30 in the

afternoon a young man from outside the complex was seen going through the blue bins looking for returnable bottles so we know it does not just happen at night.

Plumbing issues are the responsibility of each owner within their unit. If a plumber comes and determines that the problem is outside of the unit and into common area, strata will then take over but first it has to be dealt with by the owner since many issues are found to be at 90 degree or T sections of pipe from sinks or bath/ showers. Yes, we do have issues with roots in pipes outside of units and we do schedule cameras to scope outside drains, but this is usually done after attempts have been made to check inside piping.

With the club house open again and venues happening with the Social Committee, everyone will soon get to know their fellow neighbours.

It is good to see that parking passes are being used. This has made our job much easier and again anything over 4 hours or overnight must have a pass put on the dash. Please remember that parking is only in the marked visitor spots and parking on the road or unauthorized parking areas is not allowed without consent.

Spring has sprung!

John

## **ELECTION OF EXECUTIVE POSITIONS AND COMMITTEE ASSIGNMENTS**

President	- Murray Hill
Vice-President	- Bob Hyde
Secretary	- Anita Thompson
Treasurer	- Anita Thompson
Executive Committee	- Murray Hill, Bob Hyde, Anita Thompson
Townhouses	- Murray Hill
Finance	- Bob Hyde
Clubhouse	- Paul Dhaliwal
Minutes	- Anita Thompson
Social Committee	- Anita Thompson
Security	- Ashley Orton
Privacy	- Ashley Orton
Ponds & Fountains	- Ron Plankeel
Website	- Zenon Jalbert
Apartments	- Norm Reid
Irrigation	- Norm Reid
Bring Forward	- Ron Plankeel
RV Committee	- Paul Dhaliwal
Landscaping	- Ron Plankeel

#### **(4) FINANCIAL REPORT - ANITA**

- a) The Treasurer reviewed the Financial Statements for the month of **February, 2022** with Council. It was **MOVED** and **SECONDED** to approve the financial statements prepared by CrossRoads Management. **CARRIED**

These financials were approved by the owners at the AGM and are included with the AGM minutes.

- b) The Strata Manager provided Council with a report on arrears and fines. The Strata Managers will follow up with the Owners by sending out arrears' letters.

##### **Financial Report:**

Council would like to thank the many volunteers who helped deliver the AGM packages. It was greatly appreciated and saved us money We had them all delivered within an hour for the complex and we only had to mail 21.

The start of a new Fiscal year so not much to report as CrossRoads cannot prepare March until mid-April.

#### **(5) BUSINESS ARISING FROM PREVIOUS MINUTES**

- a) **Windsor and Kensington Project** – This project is getting close to completion.
- b) **Caretaker Job Update** – The Strata Manager provided Council with an update.
- c) **Mice Infestation TH149** – The pest company wishes to inspect the 3 other units.
- d) **First District**– Council discussed the performance of the mechanical contractor.

#### **OWNER HEARING BEFORE COUNCIL**

The Council heard from an owner in-camera and, upon the departure of the owner there was discussion and a direction to the Strata Manager on how to respond.

#### **(6) COMMITTEE REPORTS**

##### **a) APARTMENTS– NORM**

- The Kensington and the Windsor are waiting for the final inspection from Don Marsh on the deficiencies. The Mayfair has had two hot water reservoirs replaced and seem to be working well

##### **b) CLUBHOUSE – PAUL**

- It continues to warm the heart to see activities happening again at the Clubhouse. Council is aware that the Fireside Room continues to be on the chilly side and are working on finding cures for it.
- Medical masks are no longer required to be worn in the Clubhouse but are encouraged. Reminder that being double vaccinated is still a requirement for all areas except the mailroom. Council keeps informed on provincial and regional health directives and will adjust requirements as needed.
- A request by the Canasta Group to move from the Fireside Room to the upper card room on Monday evenings was approved.

c) **TOWNHOUSES – MURRAY**

- Very quiet right now reroofing project on Th 217, 218, 219, 220 is complete. Some flat roof repairs are also finished, and TruLevel has completed work here until next fall. Nothing else to report.

d) **SAFETY AND SECURITY – ASHLEY**

- Still awaiting the replacement network card for the Mayfair enterphone panel – Apex to advise when received. Hobo lot RV fence breached, but Murray was able to fix it. This will be an ongoing issue until we are able to put in a more robust, permanent fix (\$\$).

e) **LANDSCAPING– RON**

- TH#253, has a WO out requesting removal of a pine tree in the backyard, because there is too much shade. Ron talked to her daughter on the phone and mentioned the tree permit and replacement trees required, etc, and suggested we would see if Shawn could do some pruning.
- Winter cleanup, etc is continuing.

f) **SOCIAL COMMITTEE** – The April, 2022 Social Calendar attached to these Minutes.

**Summary of Chelsea Gardens Social Committee Meeting for March 2022**

- It was no surprise to us that we had operated at a loss last year. Between the lack of events, and the money we spent redecorating the Clubhouse, the approximately \$1,850 loss was expected. We are happy to have volunteers lined up to host coffee for the next three weeks. If we can get more people to step up, we can continue to have coffee on Wednesday mornings. We also needed to get someone to set up the tables and chairs in the morning. We will have our Newcomers' Welcome Event very soon, but our meeting was before the expected change in Covid rules from Victoria, so we wanted to hear what they had to say, before finalizing anything. We are heading away from offering a takeout option with our meals and returning to the "social" aspect of our events. Our first event will be a "Taco Night" with a cash bar on March 25<sup>th</sup>, and the next will be a Spring Dinner, planned for April 23<sup>rd</sup>. We are planning a year full of events and hoping we will be able to go ahead with all of them.

***Any event the Social Committee organizes will be done in accordance to Fraser Health and with direction from our Strata council.***

g) **ADMINISTRATION**

- Nothing to Report

h) **PONDS AND FOUNTAINS – RON**

Nothing to Report.

i) **EMERGENCY PREPAREDNESS** – Monthly report attached to the minutes.

j) **RV LOT – PAUL**

- A new RV Application form has been made and is now in use.
- Nothing to Report

k) **IRRIGATION**

- Nothing to Report

## **(7) NEW BUSINESS**

- a) **Annual General Meeting (AGM) Results** – While this venue did work well for the AGM, Council believes that it will be too small for our average normal attendance and will explore other options.
- b) **Trash or Treasure** – June 24/25, 2022
- c) **Garage Sale** – Scheduled for Saturday, June 11<sup>th</sup>, 2022, 9 AM to 3 PM, Gates will be closed.
- d) **Tenders and Project Management for Flat Roofs – 2022** – The Council agreed that we should engage a project manager to prepare specs and do tenders and inspections on this project.
- e) **Crush Plumbing** – Crush will be on-site on March 28<sup>th</sup> to complete some work.

## **(8) CORRESPONDENCE**

- a) Several owners sent in correspondence relating to the Owner Hearing today.
- b) Council directed that the Strata Manager send letters to two owners regarding verbal abuse towards our staff and a Council member.
- c) Asked for clarification about the soon to be installed bulletin boards in the lower lobbies of the apartments, Council confirmed that notices from any Chelsea resident can be dated and posted.
- d) Council directed that the Strata Manager send a letter to an owner about their guests parking in an area that is not designated for parking. They are to park in a visitor stall.
- e) Council received correspondence back from an owner in regards to a bylaw violation notice. The owner confirmed that they will no longer leave garbage containers out beyond collection day. The Council did not, however, accept the owner's explanation regarding barking dogs and directed the Strata Manager to again send the owner a letter.
- f) Council directed the Strata Manager to send a letter regarding a smoking complaint.
- g) Council received a reply from an owner about Christmas lights and noise. The lights have been removed but Council will take no action on the noise complaint at this time.
- h) A request that a donated folding table tennis set-up be placed in the upper card room was approved by Council along with a donated dart board. The owner offering the donation indicated that they will only be used when the room is not otherwise occupied by other user groups.
- i) Council authorized a small goodwill payment.
- j) A request from an owner to remove and replace plants was not approved and the Strata Manager was directed to correspond with the owner noting that Council must know what plants/shrubs will be going in before approving this.
- k) Council directed the Strata Manager to write an owner whose garage door was damaged by them or their invitees. The door will have to be replaced at the owner's expense.
- l) It was suggested by an owner that a call be put out for foreign language volunteers who could assist in translation during an emergency. Council endorses this and will ask that it also be noted on the Chelsea Today website. Gladys Bittner in T-133 will be the contact.

**(9) ADJOURNMENT**

The meeting was adjourned at 3:31 PM.

The next Council meeting is Tuesday, April 19, 2022 at 1:00 PM – Fireside Room or Zoom

**MASKS, ALTHOUGH NOT MANDATORY, ARE STILL RECOMMENDED**



**CrossRoads Management has moved**

**We are in the same business park and the new office address is:**

**#215 – 7455 – 132<sup>nd</sup> Street, Surrey, BC V3W 1J8**

**Phone, fax and email addresses will remain unchanged.**

**Please note the new address for all mail communications.**



# CHELSEA GARDENS EMERGENCY PREPAREDNESS

March 2022

## MORE EMERGENCY PREPAREDNESS SURVEY RESULTS

Further to survey results provided in the June and November 2021 Council Minutes, the following provides feedback on responses to 2 additional survey questions. We again thank all of the residents who participated in the survey.

ALL RESIDENTS		QUESTION
YES	NO	ARE YOU AWARE OF THE CHELSEA GARDENS EMERGENCY PREPAREDNESS PROGRAM?
66%	34%	

While we are pleased that 2/3 of residents are aware of the program, we would like to get this number higher, and will continue our efforts to get the message out.

ALL RESIDENTS		QUESTION
YES	NO	DO YOU HAVE AN EMERGENCY KIT?
22%	78%	

We would like to emphasize that this is a simple step that everyone should take to prepare for an emergency. There is information in the Emergency Preparedness Guide (on the Chelsea Today website) about what items should be in a kit, many of which you may already have on hand or can purchase from a dollar store. There are also commercial kits available, and which also make great gifts for family members.

We have released another preparedness video, this one related to volunteering with our emergency program. Tap this link, or copy it into your browser:


<http://youtu.be/OUgyY2Qa2MM>

**....BE PREPARED**

*Chelsea Program Goal – To ensure to the best of our abilities that, following an emergency event, Chelsea Gardens residents and visitors are kept safe from any subsequent hazards, treated immediately and effectively for injuries incurred, transported to medical care as soon as practical, if necessary, provided with care and shelter in the period immediately following the event and that property, facilities and equipment are protected from further damage.*

Volunteers are always needed, because not all team members are available all the time, so please get involved ***in any way***, and call Doug McLeod (Head of Leadership Team) at 604-996-3504 or email Doug at [kdmcleod@telus.net](mailto:kdmcleod@telus.net). All Chelsea volunteers would love to have you on board.

# APRIL 2022 EVENTS

Sun	Mon	Tue	Wed	Thu	Fri	Sat
26	27 Arts & Crafts 1-4 pm Canasta 6:45 pm Ladies' Snooker 7pm	28 Bridge 6:30 pm Poker Pool 7 pm Bible Study 7:00 pm	29 Dance 1:30 Whist 7 pm Poker 6 pm	30 Euchre 7 pm Bridge 6:30 pm	1 <b>Pub Night BYOB</b>	2
3 <b>Movie Night 7:00 pm</b> 	4 <b>Arts &amp; Crafts 1-4 pm</b> Canasta 6:30pm Ladies' Snooker 7pm	5 Bridge 6:30 pm Poker Pool 7 pm Bible Study 7:00 pm	6 <b>Coffee 9:45</b> Dance 1:30 Whist 7 pm Poker 6 pm	7 Euchre 7 pm Bridge 6:30 pm	8 <b>Pub Night BYOB</b>	9
10	11 <b>Arts &amp; Crafts 1-4 pm</b> Canasta 6:30pm Ladies' Snooker 7pm	12 Bridge 6:30 pm Poker Pool 7 pm Bible Study 7:00 pm	13 <b>Coffee 9:45</b> Dance 1:30 Whist 7 pm Poker 6 pm	14 Euchre 7 pm Bridge 6:30 pm	15 <b>Pub Night BYOB</b>	16
17 <b>Movie Night 7:00 pm</b> 	18 <b>Arts &amp; Crafts 1-4 pm</b> Canasta 6:30pm Ladies' Snooker 7pm	19 Bridge 6:30 pm Poker Pool 7 pm Bible Study 7:00 pm	20 <b>Coffee 9:45</b> Dance 1:30 Whist 7 pm Poker 6 pm	21 Euchre 7 pm Bridge 6:30 pm	22 <b>Pub Night BYOB</b>	23 Spring Dinner TBA 
24	24 <b>Arts &amp; Crafts 1-4 pm</b> Canasta 6:30pm Ladies' Snooker 7pm	26 Bridge 6:30 pm Poker Pool 7 pm Bible Study 7:00 pm	27 <b>Coffee 9:45</b> Dance 1:30 Whist 7 pm Poker 6 pm	28 Euchre 7 pm Bridge 6:30 pm	29 <b>Pub Night BYOB</b>	30

**MASKS ARE  
RECOMMENDED  
IN THE  
CLUBHOUSE**

**EVENTS  
AT A GLANCE**  
See posters for  
more details

**Spring Dinner**  
April 23rd  
TBA pm

**Movie Night**  
April 3rd & 24th  
7:00 pm

**EXERCISE  
CLASSES**  
Mondays and  
Thursdays

**WEIGHTS &  
BANDS 9:00am**  
WALK AWAY  
THE POUNDS  
9:30am

**Tuesdays and  
Fridays**  
OSTEO 9:00 am

**Play  
SNOOKER/  
POOL/  
BILLIARDS**  
Anytime