



MONTHLY COUNCIL MEETING MINUTES TUESDAY, APRIL 26, 2022

LOCATION/TIME - 1:00 PM – ON ZOOM

Council: Murray Hill, Anita Thompson, Norm Reid, Bob Hyde, Ron Plankeel & Paul Dhaliwal.
Strata Mgt: Jesse Train and Ross Ruddick
Regrets: There were no regrets.

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

STRATA MANAGERS: CROSSROADS

Strata Manager: Jesse Train jesse@crpm.ca
Strata Manager: Bryan Andrews bryan@crpm.ca
Senior Strata Manager: Ross Ruddick 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

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) ATTENTION CHELSEA OWNERS AND RESIDENTS

To the owners and residents of Chelsea Gardens from the Strata Manager

The last couple of years having been challenging in this and every strata corporation in British Columbia. Unprecedented increases in the cost of insurance, materials and tradespeople and, most recently, supply chain issues, have led to large increases in strata fees here at Chelsea Gardens and elsewhere.

As in society in general, when prices increase it is far too easy to criticize those in charge...whether it be government and the politicians who are paid or the unpaid volunteers that make up strata councils. Having been in strata management for many years, I consider this to be grossly unfair. In my experience with a variety of buildings, the majority of strata council members seek out this unpaid (and often thankless) position for the sole purpose of working on behalf of all owners to carefully manage the affairs of the strata corporation and properly maintain the physical assets while controlling costs as much as possible. In the last couple of years, controlling costs has been difficult to do. Rarely (and never at Chelsea Gardens) have I seen volunteers elected to Council who have their own personal agenda.

Sadly, that hasn't stopped some owners from disparaging the reputations of members of the current council and, as we all know, the rumour mill at Chelsea Gardens churns at lightning speed. I would hope that, instead of making baseless accusations while chatting over drinks at the pub, owners who have concerns put them in writing or, if they wish, to reach out to me by phone. I do firmly believe that, irrespective of whether or not owners like some of the decisions of Council, they are entitled to be treated with respect and common courtesy.

It is also important that owners understand that Chelsea Gardens is quite unique compared to many strata corporation in the way council is elected and how they operate. We bend over backwards to encourage owners to run for council by posting notices well in advance of the AGM. When provided in time, we publish short bios of the candidates and also provide them the opportunity to address the owners attending the meeting.

At council meetings, there is a full and frank discussion of all matters on the agenda and it is very important to note that, unless otherwise indicated in the minutes, all voting decisions of Council are unanimous. Far too often there are a few owners who believe (and make accusations) that individual council members are making unilateral decisions. It is my job to ensure that this is not the case and that proper voting procedures are followed.

The bottom line is that owners with legitimate concerns should have the courage of their convictions to put them in writing so that council can see and consider other perspectives. It is unfair to bash and backstab these volunteers and, should it not cease, the end result will be a reluctance of owners to stand for election and the quite possible resignations of some of the current members.

I would hope that, as I near my full retirement later this year, we can see a return of the civility and respect that has previously been a hallmark of this strata corporation.

Ross Ruddick, Senior Strata Manager

(3) ADOPTION OF PREVIOUS MINUTES

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

CARRIED

(3) CARETAKER REPORT FOR APRIL 2022

With some hopefully good weather on its way, gardening can start to take place and new colours added to the landscape. Another good sign of spring on its way is the cleaning of the pool and getting all the patio furniture set up and a call to Fraser Health to get the approval to open. There are a few projects that we would like to see before opening such as repainting the hot tub room to give it a new face lift but we'll see.

Imperial Paddock has been called back to fix the sand filter in the hot tub. One of the baffles has broken and small patches of sand can be seen in the floor of the hot tub as a result. This will be fixed but in the meantime the tub is still ready for use.

You may have noticed signage up regarding masks. Given a high rate of Covid infections, the Council is making them mandatory in all common areas until further notice.

There are some areas of concern regarding down spouts and blocked pipes and we are just waiting for a date from Crush to deal with these issues.

The noise in the Mayfair with the banging pipes has been resolved. One of the Zone valves was not open to full capacity after it was serviced and as a result the pipe started vibrating and making strange noises accompanied by banging sounds. Zone valves should be checked regularly and be part of a yearly maintenance program the same as boilers and fireplaces.

Smoke detector replacement is done by strata. If the alarm starts to beep it is a warning to replace the battery. Do not unplug your smoke detector. Although easily replaced by owners, if you have difficulty in doing so, please contact the caretakers.

We still have some leaking water issues in the Windsor that need further investigation for a few units. Please make sure that discharge hoses for washing machines are in properly. It is a wise idea to install moisture detection devices under sinks, hot water tanks etc.

There has been a huge problem with the compost bags. The company that supplies them has had difficulty in their production. You may have noticed that you either can't get them open or when you do, they just rip apart. This is being worked on so in the meantime try to compact as much as you can into the bags until a new supply has been issued.

I know I sound like a broken record for those that know what a record is but parking passes must be displayed on visitor dash boards if they don't want to get towed. We are going to be proactive about towing in the future. This was all brought about because visitor parking was not just being used for visitors. There are still many people that have not come to the office to pick up their passes. Each unit is assigned 2 passes and passes must be displayed on visitor vehicles if staying for more than 4 hours or overnight.

Dryer duct cleaning is also on the radar for this year and a notice will be put up to let you know the date. Reminder that in June there will be two events that happen. The first is a garage sale for residents only with the front gates closed for the day and shortly after that it will be trash and treasure day. On the topic of events someone decided on their own to sabotage the dinner held on April 23. Whoever put the notice ovetop of the social committee poster in the Clubhouse mail room saying it was cancelled had no authority to do that. This type of behaviour is considered childish and is a form of vandalism and will not be tolerated. As a result of your activity it caused nothing but unnecessary grief and accusations.

Since this will be my last report and my last day **May 12th**, I would like to say that it has been an interesting journey working for you all at Chelsea Gardens. It hasn't always been pretty or fun but to all the Chelsea Family a big thanks for all the laughs, occasional cry and life stories I have had the privilege of listening to. I would like to introduce and welcome the two new caretakers, Arvin Pal and Simon Parford into the fold and wish for them the best as they take on the challenges ahead.

Sincerely John

PS. I have been asked about plums/cherries and I will be back in season to drop them off. I am always amazed that 300 lbs., of plums go as quickly as they do.

OWNER HEARINGS AT 1:30 PM

There were to be two hearings held at the request of owners who received bylaw violation notices. One was to be in-person but, given that Council had concerns about Covid and changed the meeting to be via Zoom, the owners involved will be invited to attend when it is safe to return to in-person meetings.

The other hearing was to be based on a written submission from the owner but information in that submission led Council to direct the Strata Manager to follow-up with another owner who may have witnessed the incident. This was tabled until the next meeting.

(4) FINANCIAL REPORT - ANITA

- a) The Treasurer reviewed the Financial Statements for the month of **March, 2022** with Council. It was noted that two errors were made by CrossRoads accounting on the CRF which was the Clubhouse upgrades which had not been approved at the AGM therefore should not have been on the Budget Comparison sheet. Secondly, the amount for the MUA which we did not have it was hot water tanks. These will be corrected on the April finances. It was **MOVED** and **SECONDED** to approve the financial statements prepared by CrossRoads Management. **CARRIED**
- 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.
- c) The current bank rates were provided by CrossRoads but, since all GIC's do not expire until 2023, no action can be taken.

(5) BUSINESS ARISING FROM PREVIOUS MINUTES

a) Windsor and Kensington Project – Norm Reid

- Ross Ruddick, Ric Fountain, Michael (Nova), Matin (Nova), Don Marsh, Anita and Norm did a walk through with Nova. The ceilings were pointed out in the Kensington and Ric Fountain (being an independent professional who was not involved in the contract) had said no matter how many times you paint the ceiling it will still look like you have patches as the building is 27 plus years old and it has been patched multiple times as the recirculation water pipes are directly above the drywall. You would have to rip out and replace the entire ceiling to achieve a uniform look.
- Secondly, adjacent to some of the door frames it looks like drywall has cracked. Nova was asked why these were not addressed and they noted that it was not in the agreed upon scope of work. Council was disappointed in that response and responded "Well if you pay someone to do a job you want it done properly." Ric Fountain noted that said it looks a break in a join of two pieces of drywall and, even if repaired, it will return in a few years. Nova did offer to do a no-charge test on one unit and the Strata Managers will follow up on that. Should a repair appear to be viable, Council would have to see if funds were available near the end of the fiscal year.

- b) **Caretaker Job Update** – As owners are aware, John Unger will be retiring as of May 12th and the

Strata Council and Strata Managers do wish him all the best on and off the ski slopes. John has made a very positive contribution to Chelsea Gardens over the years and he will be deeply missed. Council understands the Social Committee is planning on a good-bye gathering and Council plans to do the same.

After an extensive search and interview process, the Strata Council has now engaged the services of two new caretakers who will, between them, provide seven day a week coverage and also undertake to perform many tasks previously assigned to outside contractors. Those tasks include, but are not limited to, rodent control, moss removal, window washing, carpentry repairs and much more. This will ensure that there are no extra operating costs to have them both working on behalf of the Council and owners. The two new caretakers are Arvin Pal and Simon Parford. Simon will be working from Tuesday to Saturday while Arvin is scheduled for Sunday to Thursday. One of them (on a rotating basis) will have the caretaker cell phone at all times 24/7 but, unless it is an emergency, written work orders will continue to be required for all service requests.

- c) **First District**– Council have terminated the contract with First District as of May 1, 2022.
- d) **New Mechanical Contractor** – Council reviewed quotations from two short-listed mechanical contractors but tabled their quotes pending some questions about after hour calls and charges. The Council will revisit this at the next meeting.
- e) **Trash and Treasure Day** – This is scheduled for Friday, June 24th and Saturday June 25th. Please see the attached notice as to what is (and is not) permitted and details about when items can be put out and where. Note as well the additional charges to individual owners for mattresses and box springs and that paint cannot be put out until Saturday morning. The perimeter gates will be closed for security and covid reasons as well as from a cost perspective. Historically we have found that some members of the general public use this event as an opportunity to dispose of their own unwanted items and then we get stuck with the disposal costs. For new owners, this is a fun way to dispose of items no longer wanted by you, while finding some treasures left out by others.
- f) **Garage Sale** – This will be scheduled for June 11th between 9:00 AM and 3:00 PM, two weeks before Trash and Treasure Day. This is your opportunity to attempt to sell unwanted items before giving them away at Trash and Treasurer. The perimeter gates are not going to be open to the general public for security reasons but owners may buzz in friends and family to expand the number of participants.

(6) CORRESPONDENCE

- An Owner wrote to request authorization to plant vegetables in pots on patio area and a little garden border with annual flowers. This was approved by Council.
- An Owner wrote to disagree with an owner who is not on council holding positions of security and privacy. In a strata corporation, there can be any number of non-elected volunteer positions appointed by Council and Chelsea Gardens is no exception. Council values the expertise of that individual (as well as our many volunteers) and does note that no spending authority comes with this position.
- An owner suggested blind cleaning for the apartments and quotes will be obtained.
- Inquiry/concern regarding the garage sale and having the gates closed for the sale. Please see above as to the reasons why.
- An Owner wrote with recommendation for a handyman who would be able to do small jobs such as pressure washing of driveways or other repairs that are owner responsibility. If owners are interested, please reach out to him directly: Dan: danmcgiveron@gmail.com or phone: 778-707-1666.

- An Owner wrote to report egg sales happening in the Windsor Lobby against Strata Bylaws. This is now under review by Council.
- An Owner wrote to pass on some information regarding a Massage School Clinic opportunity. This would entail the massage school students setting up at Chelsea Gardens as part of their learning process and at no charge. They are insured and will be asked to provide more details.
- An Owner wrote to suggest the Social Committee bulletin board currently in the Windsor lobby does not fit in with decor and should be painted to fit in with the rest of the lobby fixtures. The Strata Manager will reach out to the Social Committee.
- An Owner wrote to report about rodent concerns and Atlas Pest will be brought back to deal with it.

(7) COMMITTEE REPORTS

a) APARTMENTS– NORM

- The Mayfair had some plumbing issues that have been repaired.
- The Kensington upgrades are finally complete for flooring and painting.
- The Windsor, one unit has a water problem that is being investigated.
- A Coffee stain on a stairwell wall will need to be re-painted between 2nd and 3rd floor of Kensington. This will be done by staff.
- Owners must break all cardboard boxes and cartons down as we are charged by the load rather than weight. By failing to break boxes down we are filling the cardboard bins with air and this costs significant money. The cameras will be monitored for offenders.

b) CLUBHOUSE – PAUL

- Baby Grand Piano – An owner had noted the availability of free baby grand pianos and came to Council seeking permission to acquire one. Council is not opposed to the idea but did solicit the opinion of the Social Committee. They are also in favour but do note that it must be able to be moved from the library to the Fireside Room for a variety of events. Accordingly, the piano would have to have a maximum size of under 58 inches.
- Covid-19 numbers and restrictions going forward for clubhouse and common areas. There have been reports of approximately 20-30 active Covid cases in Chelsea Gardens and there may well be more given that the current variant is highly transmissible. In order to minimize the spread, it was **MOVED** and **SECONDED** to pass a rule that Masks be worn in all Common Areas in the clubhouse and the apartments until further notice. **CARRIED**
- Further, in order to minimize the spread from those individuals who have tested positive, it was **MOVED** and **SECONDED** to mandate that any individual who has tested positive remain in quarantine in their unit for five days and, after that quarantine period, that they wear masks both inside and outside for a further five days. This rule will also remain in effect until further notice. **CARRIED**
- **Painting of the Hot Tub Room** – It was **MOVED** and **SECONDED** to spend up to \$500.00 to paint the hot tub room the same colours of the Clubhouse Scheme. **CARRIED**

c) TOWNHOUSES – MURRAY

- Townhouse repairs – very quiet right now. TH267 had a leak in the in-floor heating system and that has been repaired at their expense.
- We are still dealing with mice in a couple of townhouses.
- Murray noted that, at his request, Jesse Train followed up with our glass supplier due to comments

made at the AGM about poor follow-up on work orders. The owner had claimed that multiple work orders had been submitted for replacement door rollers and nothing had been done. Peak Glass reviewed their records and the work was completed in 2020. There were two work orders submitted. Owners should note that, due to economies of scale and truck charges, we do often differ projects such as this until we have several units to do.

d) **SAFETY AND SECURITY – ASHLEY**

- Apex has replaced the network card for the Mayfair enterphone panel.
- Zenon and Ashley replaced the worn or broken self-closing hinges to the two Man Gate accesses to the pool area.
- Zenon, Ashley and Victor worked on the pathway lights by the walkway to the reflection pond. A lot of the bulbs were missing or burned out or very dim. We replaced the bulbs. One light socket is non-functional but will be replaced in the next few days. The walkway is more than adequately lit now. It is possible that some of the relays that trigger the lights may have to be replaced. We will monitor the situation to determine if that will be necessary.
- The light fixtures along the walkway are functional and do not need to be replaced. They do require some maintenance and painting. That said, there are some areas requiring complete replacement.
- Ashley noted he had met with Charlie Sweet regarding the proposed alarms in the RV lot. There is still some further investigation required as to the cost of a dialer for the alarm, the availability of wi-fi to send a signal and who should be the recipient of an alarm. There may also be a need to purchase some wireless cameras to verify that an alarm is not false. More investigation is required but the costing is well within the spending resolution approved at the AGM.
- Ashley noted that a back-up of various databases has been done, is on the website and a link sent to CrossRoads.
- Council approved the purchase of two RF receiver boxes to have them on hand for gates and/or townhouse owners. This would be at a cost to the townhouse owner.
- Ashley noted that he is waiting for a previously approved expenditure for larger hard drives for the camera system in the clubhouse.
- It was **MOVED** and **SECONDED** to purchase a new key lockbox for an amount of \$293.93 to accommodate more keys. **CARRIED**

e) **LANDSCAPING– RON**

- T194 and T304 will have their front yard redone in the next couple of weeks due to water leaks.
- Spring cleaning proceeding.
- The Landscapers need to report any damages to the irrigation system that is caused by them or their equipment.
- The Strata Manager is to follow up with the landscapers and the snow contractor as to items damaged during the snowplowing last snow season.

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

- The Social Committee has postponed the newcomers welcome luncheon until further notice due to covid concerns. It was felt that some newcomers would be reluctant to attend until this new variant dies down.
- The Social Committee did proceed with their spring dinner in the clubhouse but, to accommodate any owner concerns about attending, they offered both a pick-up option as well as in person. It

was very disappointing that one unauthorized individual took it upon themselves to post a note on top of the posters for this event that it had been cancelled. This was not done by our Staff, our Council, our Strata Managers or the Social Committee and it did create major headaches for the organizers.

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

g) ADMINISTRATION

- John Unger – Retirement. Council discussed plans to recognize John’s contribution to Chelsea Gardens and directed the Strata Manager to discuss options with John. - It was **MOVED** and **SECONDED** to purchase a gift card for John, on behalf of the Owners of Chelsea Gardens and to check if John is good for a Retirement Dinner in June. **CARRIED**
- Caretaker Cell Phone Coordination – The caretakers will have one physical phone that they will trade off with. They are to use walkie-talkies to communicate with each other on the days they are both on site.
- Initial Caretaker Scheduling: Simon will be scheduled for Tuesday - Saturday
Arvin will be scheduled for Sunday - Thursday

h) PONDS AND FOUNTAINS – RON

- Waterfall Glass – Ed from the Mayfair had offered to design and order replacement glass at a huge savings to Chelsea Gardens. We are looking into pick-up options as the product is ready in Langley and will require a suitable pick-up truck.
- Front pond has been cleaned up.
- Reflection pond pump has been cleaned up.
- The two pitted glass panes by the pool to be replaced and the stream by the pool to be cleaned, patched and painted.

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

- The Emergency Program Leadership Team has the following request for Council consideration:
Given that the Emergency Program will use the Clubhouse facilities as the Emergency Event Incident Command Post for all response teams if it is safe to occupy when an emergency occurs, we ask that Council permit the program to store its Immediate Response resources in the Mechanical Room adjacent to the building entry by the Hot Tub (outside access). If permission is given, only EP Leadership Team members would be provided an access key (currently, myself, Ron Bergman - TH #231, Jack DeVries - TH #303, Marylou Leslie - TH #109)

The Emergency Program had previously used this room for this purpose, and Council subsequently required the Emergency Program to remove these Immediate Response resources (primarily plastic tote bins with team supplies - bibs, notebooks, writing boards, safety gear, etc.) from the clubhouse. John Unger has indicated that there are no critical mechanical controls in this room - thus our use would have negligible impact on clubhouse security or typical functions for which the room is used, and that the room is very rarely accessed - typically less than once per month. The earlier set-up and implementation of immediate response activities due to this convenient location, compared to storing the resources in the RV lot container as we do now, will provide significant benefits to our residents/owners with respect to being able to address personal safety and protection of property issues earlier in an emergency.

Regards, Doug McLeod

Council stands by their previous decision not to let the Emergency Preparedness Committee store some there supplies in the mechanical room.

j) **RV LOT – PAUL**

- Nothing to Report

k) **IRRIGATION**

- Finishing irrigation repairs to get ready for another season. The system has been activated and will now be tested, zone by zone.

(8) NEW BUSINESS

- a) **National Air Technologies Quote for Dryer Vent Cleaning – last done in May 2020 – It was **MOVED** and **SECONDED** to approve this quotation for dryer vent cleaning. **CARRIED****
- b) **Atlas Pest Control** – Simon and Arvin will be tasked to work on pest control and John will order the required materials. do this work around the property.
- c) **Crush Plumbing** – Crush Plumbing is scheduled to do some work on April 30th in the area of a couple of townhouses and it was **MOVED** and **SECONDED** to approve an additional quotation for camera inspection of one unit. **CARRIED**
- e) **Complaint regarding Casp doors.** Murray noted that although delayed, Casp did return the following day to complete the installation. Murray did note that this is the first complaint that we have had regarding this vendor.
- f) **Townhouse and Apartment Window and building Washing** – Arvin and Simon will be tasked to do window and building washing of townhouses while quotes will be obtained for the same scope of work in the apartments.
- g) **Drain / Catch Basin Cleaning** – Now that we are in the new fiscal year, it was **MOVED** and **SECONDED** to have Ace Tank Services clean the drain/catch basins. **CARRIED**
- h) **Smoke Detectors** – Owners are advised to NOT disconnect smoke detectors if the battery has run out. Please replace with a 9-volt battery. If you require assistance, please contact the caretaker(s).
- i) **Water Detection Units** – Owners are advised that it is a wise idea to install moisture detection devices under sinks, hot water tanks etc.
- j) **Parking Passes** – Owners are reminded that parking passes must be displayed on visitor dashes if they don't want to get towed. Passes must be displayed on visitor vehicles if staying for more than 4 hours or overnight.
- k) **Letter to Owner** – Council directed the Strata Manager to send a letter to an owner who harassed an individual Council member. This type of behaviour is unacceptable.
- l) **Home Health** – A company had corresponded with the Strata Manager detailing the scope of products and services that they offer to residents with the objective of “aging in place.” While this information may be useful (and will be provided to our staff for passing on to owners), the Strata Council notes that there are multiple vendors and owners should seek out quotations from several firms prior to proceeding.

(9) **ADJOURNMENT**

The meeting was adjourned at 4:04 PM.

The next Council meeting is Tuesday, May 24, 2022 at 1:00 PM – Fireside Room or Zoom

MASKS, UNTIL FURTHER NOTICE, ARE MANDATORY 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



CrossRoads Management has moved

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

#215 – 7455 – 132nd Street, Surrey, BC V3W 1J8

Phone, fax and email addresses will remain unchanged.

Please note the new address for all mail communications.

Balance Sheet (Accrual)
CHELSEA - Contingency - 02 - (lms1416c)
March 2022
AS OF THE 1ST MONTH ENDING MARCH 31, 2022

Page 1
04/21/2022
01:23 PM

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	1,423,049.44
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	163,788.00

TOTAL ASSETS

2,749,384.60

LIABILITIES

2010-0000 Accounts Payable	36,344.70
2012-2500 Accrued Expenses	9,196.94

TOTAL LIABILITIES

45,541.64

OWNERS' EQUITY

3500-0000 Net Income - Prior Years	2,666,944.14
3510-0000 Net Income - Current Year	36,898.82

TOTAL OWNERS' EQUITY

2,703,842.96

TOTAL LIABILITIES AND EQUITY

2,749,384.60

Date: Apr 21/2022
Accountant: [Signature]
Property Manager: [Signature]

Budget Comparison (Accrual)
CHELSEA - Contingency - 02 - (lms1416c)
March 2022
AS OF THE 1ST MONTH ENDING MARCH 31, 2022

Page 1
04/21/2022
01:23 PM

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Strata Plan LMS 1416 - CRF

Prepared By:
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#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	16,829.42	16,829.42	0.00	0.00	201,953.00
4010-6000 Strata Fees - Townhome	36,614.17	36,614.17	0.00	0.00	36,614.17	36,614.17	0.00	0.00	439,370.00
TOTAL	53,443.59	53,443.59	0.00	0.00	53,443.59	53,443.59	0.00	0.00	641,323.00
4031-0000 Interest Income	1,484.76	0.00	1,484.76	0	1,484.76	0.00	1,484.76	0	0.00
4031-6000 Interest Income- Insur. L	916.67	0.00	916.67	0	916.67	0.00	916.67	0	0.00
TOTAL	2,401.43	0.00	2,401.43	0	2,401.43	0.00	2,401.43	0	0.00
TOTAL INCOME	55,845.02	53,443.59	2,401.43	4.49	55,845.02	53,443.59	2,401.43	4.49	641,323.00
6278-2022 Apt MUA Replacement	12,353.25	0.00	-12,353.25	0	12,353.25	0.00	-12,353.25	0	0.00
TOTAL EXPS. BEFORE UTILITIES	12,353.25	0.00	-12,353.25	0	12,353.25	0.00	-12,353.25	0	0.00
TOWNHOUSE EXPENSES									
6342-2022 2022 Townhouse Envelo	0.00	7,083.33	7,083.33	100.0	0.00	7,083.33	7,083.33	100.0	85,000.00
6344-2022 Garage Doors	7,019.25	3,333.33	-3,685.92	-110.5	7,019.25	3,333.33	-3,685.92	-110.5	40,000.00
6345-2022 Townhouse Flat Roof Re	-426.30	16,666.67	17,092.97	102.5	-426.30	16,666.67	17,092.97	102.5	200,000.00
TOTAL OPERATING EXPS. - T.H.	6,592.95	27,083.33	20,490.38	75.66	6,592.95	27,083.33	20,490.38	75.66	325,000.00
COMMON EXPENSES									
REPAIR & MAINTENANCE- GENER									
6512-2022 Security Enhancements	0.00	291.67	291.67	100.0	0.00	291.67	291.67	100.0	3,500.00
TOTAL REPAIR & MAINT.	0.00	291.67	291.67	100.0	0.00	291.67	291.67	100.0	3,500.00
RECREATION CENTRE - COMMON									
6707-2022 Clubhouse Roof Replace	0.00	12,500.00	12,500.00	100.0	0.00	12,500.00	12,500.00	100.0	150,000.00
6709-2022 Clubhouse Upgrades	0.00	1,666.67	1,666.67	100.0	0.00	1,666.67	1,666.67	100.0	20,000.00
6711-2022 Clubhouse Cooling & He	0.00	2,500.00	2,500.00	100.0	0.00	2,500.00	2,500.00	100.0	30,000.00
TOTAL OPER. EXPS-REC. CENTRE	0.00	16,666.67	16,666.67	100.0	0.00	16,666.67	16,666.67	100.0	200,000.00
TOTAL COMMON EXPENSES	0.00	16,958.34	16,958.34	100.0	0.00	16,958.34	16,958.34	100.0	203,500.00
TOTAL EXPENSES	18,946.20	44,041.67	25,095.47	56.98	18,946.20	44,041.67	25,095.47	56.98	528,500.00
NET INCOME (LOSS)	36,898.82	9,401.92	27,496.90	292.4	36,898.82	9,401.92	27,496.90	292.4	112,823.00
REVENUE UTILITIES									
UTILITY EXPENSES									

Balance Sheet (Accrual)
CHELSEA - Operations - 02 - (Ims1416)
March 2022
AS OF THE 1ST MONTH ENDING MARCH 31, 2022

Page 1
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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	56,904.15
1027-0000 Bank - Water Surcharge	67,428.91
1028-1300 Bank - Golf Tournament Funds	3,126.54
1029-0000 Bank - Apt Utilities	2,154.57
1030-0000 Bank - Exercise Room	1,221.56
1040-0000 Bank - Social Committee	5,777.53
1111-0311 Due to Operating from Utilities	7,792.77
1200-0000 Prepaid Insurance	163,788.00
1205-0000 Prepaid Expenses	1,515.93
1300-0000 Accounts Receivable	27,006.64
1301-0000 A/R - Other	58.94

TOTAL ASSETS 336,992.89

LIABILITIES

2010-0000 Accounts Payable	76,879.49
2014-0000 Accrued Water & Sewer	15,498.67
2017-0000 Social Committee Fund	5,777.53
2018-0000 Exercise Room	1,221.56
2019-0000 Golf Tournament Fund	3,126.54
2035-0000 Security Deposits	300.00
2040-0000 Due to Contingency	966.00
2040-0003 Due to Contingency-Insurance	163,788.00
2040-0701 Due to Operating from Utilities	7,792.77
2170-0000 Vacation Payable	2,920.14

TOTAL LIABILITIES 278,270.70

OWNERS' EQUITY

3500-0000 Net Income - Prior Years	58,603.84
3510-0000 Net Income - Current Year	15,658.25
3510-2000 Net Income - Utilities	-21,399.08
3510-3000 Net Income - Water & Sewer	5,859.18

TOTAL OWNERS' EQUITY 58,722.19

TOTAL LIABILITIES AND EQUITY 336,992.89

Date: APR 21/2022
Accountant: [Signature]
Property Manager: [Signature]

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

AS OF THE 1ST MONTH ENDING MARCH 31, 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	61,034.10	61,034.00	0.10	0.00	732,408.00
4012-0000 CRF Strata Fees - Apart	-16,829.42	-16,829.42	0.00	0.00	-16,829.42	-16,829.42	0.00	0.00	-201,953.00
4015-0000 Parking, Scooter & EV P	597.00	488.33	108.67	22.25	597.00	488.33	108.67	22.25	5,860.00
4022-0000 Move in/out	0.00	83.33	-83.33	-100.0	0.00	83.33	-83.33	-100.0	1,000.00
4025-0000 Prior Year Surplus (Defic	1,663.00	1,663.00	0.00	0.00	1,663.00	1,663.00	0.00	0.00	19,956.00
TOTAL	46,464.68	46,439.24	25.44	0.05	46,464.68	46,439.24	25.44	0.05	557,271.00
 									
4030-0000 Strata Fees	116,015.17	116,015.17	0.00	0.00	116,015.17	116,015.17	0.00	0.00	1,392,182.00
4032-0000 CRF Strata Fees - Town	-36,614.17	-36,614.17	0.00	0.00	-36,614.17	-36,614.17	0.00	0.00	-439,370.00
4037-0000 Prior Year Surplus	2,685.58	2,685.58	0.00	0.00	2,685.58	2,685.58	0.00	0.00	32,227.00
TOTAL	82,086.58	82,086.58	0.00	0.00	82,086.58	82,086.58	0.00	0.00	985,039.00
OTHER									
4040-0000 Rental - Fireside Lounge	0.00	41.67	-41.67	-100.0	0.00	41.67	-41.67	-100.0	500.00
4045-0000 Rental - Caretaker Suite	600.00	600.00	0.00	0.00	600.00	600.00	0.00	0.00	7,200.00
4050-0000 Rental - Guest Suites	1,890.00	583.33	1,306.67	224.0	1,890.00	583.33	1,306.67	224.0	7,000.00
4055-0000 R.V. Parking	965.00	733.33	231.67	31.59	965.00	733.33	231.67	31.59	8,800.00
4065-0000 Interest Income	112.99	75.00	37.99	50.65	112.99	75.00	37.99	50.65	900.00
4066-0000 Remote Control Sale	15.00	141.67	-126.67	-89.41	15.00	141.67	-126.67	-89.41	1,700.00
TOTAL OTHER	3,582.99	2,175.00	1,407.99	64.74	3,582.99	2,175.00	1,407.99	64.74	26,100.00
TOTAL INCOME	132,134.25	130,700.82	1,433.43	1.10	132,134.25	130,700.82	1,433.43	1.10	1,568,410.00
 									
6030-0000 Apt Janitor/Contract Ser	2,089.50	1,833.33	-256.17	-13.97	2,089.50	1,833.33	-256.17	-13.97	22,000.00
6208-0000 Building Maint. - Apartm	4,299.20	2,250.00	-2,049.20	-91.08	4,299.20	2,250.00	-2,049.20	-91.08	27,000.00
6215-0000 Equipment Maint.-Apart	3,559.09	5,000.00	1,440.91	28.82	3,559.09	5,000.00	1,440.91	28.82	60,000.00
6268-0050 Elevator Maint. - Apartm	1,399.50	1,483.33	83.83	5.65	1,399.50	1,483.33	83.83	5.65	17,800.00
6275-0000 Gate & Door Maint. - Ap	0.00	500.00	500.00	100.0	0.00	500.00	500.00	100.0	6,000.00
6279-0000 Garbage Pick-up - Apts.	1,869.36	2,583.33	713.97	27.64	1,869.36	2,583.33	713.97	27.64	31,000.00
TOTAL EXPS. BEFORE UTILITIES	13,216.65	13,649.99	433.34	3.17	13,216.65	13,649.99	433.34	3.17	163,800.00
TOWNHOUSE EXPENSES									
6315-0000 Building Maint. - Townho	1,600.37	5,166.67	3,566.30	69.03	1,600.37	5,166.67	3,566.30	69.03	62,000.00
6320-0000 Garbage Pick-up - Town	5,031.39	5,583.33	551.94	9.89	5,031.39	5,583.33	551.94	9.89	67,000.00
TOTAL OPERATING EXPS. - T.H.	6,631.76	10,750.00	4,118.24	38.31	6,631.76	10,750.00	4,118.24	38.31	129,000.00
COMMON EXPENSES									
LANDSCAPING & GROUNDS									
6415-0000 Landscape Contract	11,838.75	12,333.33	494.58	4.01	11,838.75	12,333.33	494.58	4.01	148,000.00
6425-0000 Drainage Repair & Maint	1,732.50	1,666.67	-65.83	-3.95	1,732.50	1,666.67	-65.83	-3.95	20,000.00
6435-0000 Plant Replacement & Im	577.50	1,250.00	672.50	53.80	577.50	1,250.00	672.50	53.80	15,000.00
6440-0000 Irrigation System	0.00	333.33	333.33	100.0	0.00	333.33	333.33	100.0	4,000.00
6455-0000 Snow Removal	630.00	1,000.00	370.00	37.00	630.00	1,000.00	370.00	37.00	12,000.00
TOTAL LANDS. & GROUNDS	14,778.75	16,583.33	1,804.58	10.88	14,778.75	16,583.33	1,804.58	10.88	199,000.00
REPAIR & MAINTENANCE- GENER									
6510-0000 Repair & Maintenance	0.00	1,583.33	1,583.33	100.0	0.00	1,583.33	1,583.33	100.0	19,000.00
6515-0000 Equipment Rep. & Maint	0.00	1,250.00	1,250.00	100.0	0.00	1,250.00	1,250.00	100.0	15,000.00
6520-0000 Supplies Equipment - Co	25.00	466.67	441.67	94.64	25.00	466.67	441.67	94.64	5,600.00
6525-0000 Supplies Maintenance-C	0.00	375.00	375.00	100.0	0.00	375.00	375.00	100.0	4,500.00
6530-0000 Supplies Cleaning - Com	0.00	41.67	41.67	100.0	0.00	41.67	41.67	100.0	500.00
6535-0000 Enterphone and Security	60.94	791.67	730.73	92.30	60.94	791.67	730.73	92.30	9,500.00
6560-0000 Gate Repair & Maint. - C	231.00	250.00	19.00	7.60	231.00	250.00	19.00	7.60	3,000.00
6565-0000 Pest Control - Common	488.69	750.00	261.31	34.84	488.69	750.00	261.31	34.84	9,000.00
TOTAL REPAIR & MAINT.	805.63	5,508.34	4,702.71	85.37	805.63	5,508.34	4,702.71	85.37	66,100.00
UTILITIES									
6576-0000 Electricity	177.00	191.67	14.67	7.65	177.00	191.67	14.67	7.65	2,300.00

Budget Comparison (Accrual)
CHELSEA - Operations - 02 - (Ims1416)
March 2022

AS OF THE 1ST MONTH ENDING MARCH 31, 2022

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
6577-0000 Electricity Ponds - Com	395.00	433.33	38.33	8.85	395.00	433.33	38.33	8.85	5,200.00
6580-0000 Electricity Stream - Com	691.00	733.33	42.33	5.77	691.00	733.33	42.33	5.77	8,800.00
6595-0000 Telephone Caretaker	327.47	150.00	-177.47	-118.3	327.47	150.00	-177.47	-118.3	1,800.00
TOTAL UTILITIES	1,590.47	1,508.33	-82.14	-5.45	1,590.47	1,508.33	-82.14	-5.45	18,100.00
RV LOT EXPENSES									
6640-0000 Repair & Maintenance -	0.00	125.00	125.00	100.0	0.00	125.00	125.00	100.0	1,500.00
6690-0000 Electricity - RV Lot	63.00	79.17	16.17	20.42	63.00	79.17	16.17	20.42	950.00
TOTAL OPERATING EXPS-RV LOT	63.00	204.17	141.17	69.14	63.00	204.17	141.17	69.14	2,450.00
RECREATION CENTRE - COMMON									
6710-0000 Bldg Repair & Maint-Rec	0.00	833.33	833.33	100.0	0.00	833.33	833.33	100.0	10,000.00
6712-0000 Equip. Rep. & Maint.-Clu	324.19	1,750.00	1,425.81	81.47	324.19	1,750.00	1,425.81	81.47	21,000.00
6715-0000 Lock Up Costs - Rec. Ce	60.00	83.33	23.33	28.00	60.00	83.33	23.33	28.00	1,000.00
6725-0000 Exercise Equip R & M-R	0.00	416.67	416.67	100.0	0.00	416.67	416.67	100.0	5,000.00
6730-0000 Workshop R & M-Rec. C	92.40	83.33	-9.07	-10.88	92.40	83.33	-9.07	-10.88	1,000.00
6735-0000 Pool Repair & Maint.-Re	2,058.16	666.67	-1,391.49	-208.7	2,058.16	666.67	-1,391.49	-208.7	8,000.00
6740-0000 Pool Supplies & Chemic	0.00	375.00	375.00	100.0	0.00	375.00	375.00	100.0	4,500.00
6750-0000 Cleaning Supplies-Rec.	186.21	183.33	-2.88	-1.57	186.21	183.33	-2.88	-1.57	2,200.00
6755-0000 Window & Carpet Cleani	0.00	83.33	83.33	100.0	0.00	83.33	83.33	100.0	1,000.00
6764-0000 Electricity - Rec. Centre	1,784.00	1,904.17	120.17	6.31	1,784.00	1,904.17	120.17	6.31	22,850.00
6765-0000 Gas - Rec. Centre	1,555.04	1,600.00	44.96	2.81	1,555.04	1,600.00	44.96	2.81	19,200.00
TOTAL OPER. EXPS-REC. CENTRE	6,060.00	7,979.16	1,919.16	24.05	6,060.00	7,979.16	1,919.16	24.05	95,750.00
SALARIES & BENEFITS									
6820-0000 Caretaker Salary and Be	4,620.40	5,000.00	379.60	7.59	4,620.40	5,000.00	379.60	7.59	60,000.00
6830-0000 Caretaker Assistant Wag	1,820.36	1,625.00	-195.36	-12.02	1,820.36	1,625.00	-195.36	-12.02	19,500.00
6865-0000 R. C. Janitor Wages and	1,680.00	1,833.33	153.33	8.36	1,680.00	1,833.33	153.33	8.36	22,000.00
6875-0000 Payroll Costs	924.67	935.00	10.33	1.10	924.67	935.00	10.33	1.10	11,220.00
6890-0000 Workers Compensation	0.00	125.00	125.00	100.0	0.00	125.00	125.00	100.0	1,500.00
TOTAL SALARIES & PAYROLL COS	9,045.43	9,518.33	472.90	4.97	9,045.43	9,518.33	472.90	4.97	114,220.00
OFFICE EXPENSES									
6910-0000 Equipment Rep. & Maint	0.00	33.33	33.33	100.0	0.00	33.33	33.33	100.0	400.00
6915-0000 Supplies	0.00	75.00	75.00	100.0	0.00	75.00	75.00	100.0	900.00
6920-0000 Telephone & Cable - Offi	251.06	416.67	165.61	39.75	251.06	416.67	165.61	39.75	5,000.00
TOTAL OFFICE EXPENSES	251.06	525.00	273.94	52.18	251.06	525.00	273.94	52.18	6,300.00
ADMINISTRATION									
6970-0000 AGM Expenses - Admin.	700.66	416.67	-283.99	-68.16	700.66	416.67	-283.99	-68.16	5,000.00
6975-0000 Council Expenses - Adm	86.08	291.67	205.59	70.49	86.08	291.67	205.59	70.49	3,500.00
6980-0000 Legal Expenses	0.00	29.17	29.17	100.0	0.00	29.17	29.17	100.0	350.00
6984-0000 Postage and Printing	1,645.67	1,416.67	-229.00	-16.16	1,645.67	1,416.67	-229.00	-16.16	17,000.00
6985-0000 Insurance Appraisal	0.00	16.67	16.67	100.0	0.00	16.67	16.67	100.0	200.00
6990-0000 Insurance Premiums	54,596.00	54,596.00	0.00	0.00	54,596.00	54,596.00	0.00	0.00	655,152.00
6992-0000 Insurance Carrying Char	916.67	916.67	0.00	0.00	916.67	916.67	0.00	0.00	11,000.00
7000-0000 Management Fees	6,078.17	6,078.17	0.00	0.00	6,078.17	6,078.17	0.00	0.00	72,938.00
7010-0000 Property Taxes - Admin.	0.00	50.00	50.00	100.0	0.00	50.00	50.00	100.0	600.00
7020-0000 Security - Admin.	0.00	166.67	166.67	100.0	0.00	166.67	166.67	100.0	2,000.00
7023-0000 Emergency Preparednes	0.00	333.33	333.33	100.0	0.00	333.33	333.33	100.0	4,000.00
7025-0000 Bank Charges	10.00	12.50	2.50	20.00	10.00	12.50	2.50	20.00	150.00
7030-0000 Strata Web Site	0.00	33.33	33.33	100.0	0.00	33.33	33.33	100.0	400.00
7051-0000 Statutory Financial Revi	0.00	116.67	116.67	100.0	0.00	116.67	116.67	100.0	1,400.00
TOTAL ADMINISTRATION EXPENSE	64,033.25	64,474.19	440.94	0.68	64,033.25	64,474.19	440.94	0.68	773,690.00
TOTAL COMMON EXPENSES	96,627.59	106,300.85	9,673.26	9.10	96,627.59	106,300.85	9,673.26	9.10	1,275,610.00
TOTAL EXPENSES	116,476.00	130,700.84	14,224.84	10.88	116,476.00	130,700.84	14,224.84	10.88	1,568,410.00
NET INCOME (LOSS)	15,658.25	-0.02	15,658.27	78.29	15,658.25	-0.02	15,658.27	78.29	0.00
REVENUE UTILITIES									
Revenue - Apartment Utilities									
9260-0000 Utilities Income - Apts.	18,978.50	18,978.50	0.00	0.00	18,978.50	18,978.50	0.00	0.00	227,742.00
9262-0000 Utilities Interest Income	-2.18	0.00	-2.18	0	-2.18	0.00	-2.18	0	0.00
9264-0000 Prior Year Surplus (Defic	-20,552.52	-20,552.00	-0.52	0.00	-20,552.52	-20,552.00	-0.52	0.00	-20,552.00
Total Apartment Utilities	-1,576.20	-1,573.50	-2.70	-0.17	-1,576.20	-1,573.50	-2.70	-0.17	207,190.00

Budget Comparison (Accrual)
CHELSEA - Operations - 02 - (lms1416)
March 2022
AS OF THE 1ST MONTH ENDING MARCH 31, 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>
UTILITY EXPENSES									
Hydro - Apartments									
9360-0000 Electricity Kens & Mayfai	2,533.00	2,625.00	92.00	3.50	2,533.00	2,625.00	92.00	3.50	31,500.00
9365-0000 Electricity Windsor	1,529.00	1,666.67	137.67	8.26	1,529.00	1,666.67	137.67	8.26	20,000.00
Total Electricity - Apart.	4,062.00	4,291.67	229.67	5.35	4,062.00	4,291.67	229.67	5.35	51,500.00
Gas - Apartments									
9410-0000 Gas - Mayfair	3,375.34	2,673.33	-702.01	-26.26	3,375.34	2,673.33	-702.01	-26.26	32,080.00
9420-0000 Gas - Kensington	6,520.16	5,217.50	-1,302.66	-24.97	6,520.16	5,217.50	-1,302.66	-24.97	62,610.00
9430-0000 Gas - Windsor	5,865.38	5,083.33	-782.05	-15.38	5,865.38	5,083.33	-782.05	-15.38	61,000.00
Total Gas - Apartment	15,760.88	12,974.16	-2,786.72	-21.48	15,760.88	12,974.16	-2,786.72	-21.48	155,690.00
TOTAL UTILITIES - APARTMENT	19,822.88	17,265.83	-2,557.05	-14.81	19,822.88	17,265.83	-2,557.05	-14.81	207,190.00
NET INCOME (LOSS) UTILITIES	-21,399.08	-18,839.33	-2,559.75	-13.59	-21,399.08	-18,839.33	-2,559.75	-13.59	0.00
REVENUE - WATER INCOME									
9650-0000 Water - Apartments	6,080.00	6,080.00	0.00	0.00	6,080.00	6,080.00	0.00	0.00	72,960.00
9700-0000 Water - Townhouses	8,892.00	8,892.00	0.00	0.00	8,892.00	8,892.00	0.00	0.00	106,704.00
9725-0000 Water - Interest Income	66.00	0.00	66.00	0	66.00	0.00	66.00	0	0.00
9745-0000 Prior Year Surplus (Defic	6,319.85	6,320.00	-0.15	0.00	6,319.85	6,320.00	-0.15	0.00	6,320.00
TOTAL WATER INCOME	21,357.85	21,292.00	65.85	0.31	21,357.85	21,292.00	65.85	0.31	185,984.00
WATER EXPENSE									
9850-0000 Water Usage	15,498.67	15,498.67	0.00	0.00	15,498.67	15,498.67	0.00	0.00	185,984.00
TOTAL WATER	15,498.67	15,498.67	0.00	0.00	15,498.67	15,498.67	0.00	0.00	185,984.00
NET INCOME (LOSS) WATER	5,859.18	5,793.33	65.85	1.14	5,859.18	5,793.33	65.85	1.14	0.00



CHELSEA GARDENS EMERGENCY PREPAREDNESS

April 2022

THE PLANS TO DATE – Part 1

Over the last couple of years we have sent out bits of information regarding our planning for response to an emergency event.

This is a summary of where we are at on your behalf related to immediate response.....

If a **Chelsea Gardens Emergency Event** is declared by Council and the Emergency Program Leadership, the following initial sequence of events will likely occur:

- ✓ General services such as police, ambulance, gas, water, cell towers may be unavailable. The emergency program response teams are activated, including condo building and townhouse zone teams (more info on townhouse zone teams and meeting places will be forthcoming).
- ✓ Some of our teams may have immediate tasks such as assessing building damage for safety of occupancy, checking for injured people, bringing resources to the Incident Command Post, possible gas/water/electricity shut off, security, etc.
- ✓ The Clubhouse will become the Incident Command Post if it is safe to occupy - the doors will be closed to non-responders, with the exception of the injured and distressed (the first aid/care centre will initially be established here if safe to occupy).
- ✓ If buildings are being evacuated occupants will be directed to designated meeting places.

We realize that many residents do not volunteer to be an emergency responder now, but in real times of distress, many will step forward. If, when the emergency occurs, you are able/willing to volunteer, a brief description of team activities will be posted on the clubhouse front door. The communications/transportation team will monitor the front door and direct volunteers to the various response teams according to their preferences and response needs. This is to prevent residents from going inside the building asking already very busy responders what they do and how can they help. Immediate needs may include setting up outdoor tents, moving equipment, conducting perimeter security patrols, message handling, and driving injured to hospital.

It is also possible that if buildings need to be evacuated – temporary shelters for residents will be needed, so consider volunteering a room in your home, or your RV if you have one.

Chelsea Emergency 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 ²⁹ership Team) at 604-996-3504 or email Doug at kdmcleod@telus.net. All Chelsea volunteers would love to have you on board.



MAY 2022 EVENTS



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

EVENTS at a Glance

Pub Night with CASH BAR
Fri. May 13
watch for the Poster

Movie Night
Sun. May 15
7:00pm

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3	4	5	6	7
Arts & Crafts 1-4 pm Canasta 6:45pm Ladies' Snooker 7pm	Arts & Crafts 1-4 pm Canasta 6:45pm Ladies' Snooker 7pm	Bridge 6:30 pm Poker Pool 7 pm Bible Study 7:00 pm	Coffee 9:45 Dance 1:30 Whist 7 pm Poker 6 pm	Bible Study 1pm Euchre 7 pm Bridge 6:30 pm	Pub Night BYOB	
8	9	10	11	12	13	14
Arts & Crafts 1-4 pm Canasta 6:45pm Ladies' Snooker 7pm	Arts & Crafts 1-4 pm Canasta 6:45pm Ladies' Snooker 7pm	Bridge 6:30 pm Poker Pool 7 pm Bible Study 7:00 pm	Coffee 9:45 Dance 1:30 Whist 7 pm Poker 6 pm	Bible Study 1pm Euchre 7 pm Bridge 6:30 pm	Pub Night CASH BAR Watch for Poster	
15	16	17	18	19	20	21
Arts & Crafts 1-4 pm Canasta 6:45pm Ladies' Snooker 7pm	Arts & Crafts 1-4 pm Canasta 6:45pm Ladies' Snooker 7pm	Bridge 6:30 pm Poker Pool 7 pm Bible Study 7:00 pm	Coffee 9:45 Dance 1:30 Whist 7 pm Poker 6 pm	Bible Study 1pm Euchre 7 pm Bridge 6:30 pm	Pub Night BYOB	
22	23	24	25	26	27	28
Arts & Crafts 1-4 pm Canasta 6:45pm Ladies' Snooker 7pm	Arts & Crafts 1-4 pm Canasta 6:45pm Ladies' Snooker 7pm	Bridge 6:30 pm Poker Pool 7 pm Bible Study 7:00 pm	Coffee 9:45 Dance 1:30 Whist 7 pm Poker 6 pm	Bible Study 1pm Euchre 7 pm Bridge 6:30 pm	Pub Night BYOB	
23	30	31	<p>EXERCISE CLASSES Mondays and Thursdays WEIGHTS & BANDS 9:00am WALK AWAY THE POUND 9:30am</p> <p>Tuesdays and Fridays OSTEO 9:00 am</p> <p>Play SNOOKER/POOL/ BILLIARDS Anytime</p>			