

**CHELSEA GARDENS<sub>1</sub> - LMS 1416**

[www.chelseastrata.com](http://www.chelseastrata.com)

E-Mail: [ross@crpm.ca](mailto:ross@crpm.ca) or [chelseacouncil@crpm.ca](mailto:chelseacouncil@crpm.ca)

**COUNCIL MEETING MINUTES – FRIDAY, APRIL 28, 2017 – 9:00 AM CLUBHOUSE  
LIBRARY**

**STRATA COUNCIL - 2017/2018**

**PRESIDENT**

Zenon Jalbert – TH-202

**VICE-PRESIDENT**

Bernice Hutton - TH-149

**SECRETARY**

Bob Hurley - W-122

**TREASURER**

Victor Monasch- T153

**COUNCIL MEMBERS AT LARGE**

Garry Kirkland - K-405

Gordon Yamashita - K202

Charlie Sweet – W227

**LANDSCAPING/SECURITY**

Bernice Hutton-W227

**MAINTENANCE/LIAISONS**

Garry Kirkland - Townhouses

Gordon Yamashita – Apartments

**SOCIAL LIAISON**

Bob Hurley

**RV COMMITTEE LIAISON**

Gordon Yamashita

**APARTMENT LIAISON**

Gordon Yamashita

**TOWNHOME LIAISON/MAINTENANCE**

Garry Kirkland

**CLUBHOUSE EXERCISE ROOM/WORKSHOP**

**/BRING FORWARD**

Zenon Jalbert

**FOUNTAINS/PONDS**

Bob Hurley

**CLUBHOUSE OFFICE**

Valerie Morris

M, TU, TH, and F - 11:00 ARE to Noon

Guest suite booking and Keys

**CARETAKERS**

(7:00 ARE-3:00 PM-Monday-Friday)

John Unger - (604) 834-4578

(5:00 PM-7:00 AM Monday-Friday)

(7:00AM-1:00PM Saturday)

Nights/weekends – Valerie Morris

(604) 834-4578

**STRATA MANAGERS**

Ross Ruddick

Jesse Train

E-Mail: [ross@crpm.ca](mailto:ross@crpm.ca)

[jesse@crpm.ca](mailto:jesse@crpm.ca)

**CROSSROADS MANAGEMENT LTD.**

1011, 7445 132<sup>ND</sup> STREET,

SURREY, B.C. V3W 1J8

Phone: (778) 578-4445

Fax: (778) 578-4447

**EMERGENCY CONTACT**

24 HOUR SERVICE (778) 578-4445

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

**ATTENDANCE:**

Bernice Hutton

Victor Monasch

Zenon Jalbert

Bob Hurley

Garry Kirkland

Gordon Yamashita

Ross Ruddick, Strata Manager

Jesse Train, Strata Manager

**REGRETS**

Charlie Sweet

**(1) CALL TO ORDER**

The meeting was called to order at 9:02 AM by Zenon Jalbert, President and a quorum being present.

**(2) ELECTION OF EXECUTIVE OFFICERS**

President – Zenon Jalbert – TH202

Vice President – Bernice Hutton – TH149

Treasurer – Victor Monasch – TH153

Secretary – Bob Hurley – W122

At Large – Garry Kirkland – K405

At Large – Gordon Yamashita – K202

At Large – Charlie Sweet – W227

Landscaping – Bernice Hutton – TH149

Maintenance – Garry Kirkland – K405

Maintenance – Gordon Yamashita – K202

Social Liaison – Bob Hurley – W122

RV Committee/Apartment Liaison – Gordon Yamashita - K202

Townhome Liaison – Garry Kirkland – K405

Exercise Room/Workshop/Bring Forward – Zenon Jalbert – TH202

Fountain/Ponds – Bob Hurley – W122

**(3) CORRESPONDENCE**

- An owner wrote to Council regarding some maintenance that needs to be done on the pedestrian gates near the Windsor and the Kensington.

- An owner wrote about some concerns with security issues in the around the RV lot. The on-site caretaker has been advised about these issues and will address them.
- A request was presented to Council for the exercise groups to continue using the Fireside Lounge from October 2017 to May 2018. Council has advised the Strata Manager to inform the owner they may continue with their schedule until the end of this year but will need to submit a request in August 2017 for their 2018 activities.

(4) **NEW BUSINESS**

- **Front Planter Box/Sign** – A quote was received to re-do the planter box area located on 138<sup>th</sup> and 70<sup>th</sup>. Council would like to discuss various options and tabled it to the next meeting.
- **Installation of 3 boulders** – There has been many times where the island corner located in front of the Windsor has been damaged by large trucks coming in and out. Most recently a truck driver managed to run over a 400 lb. boulder and drag it out of the complex. It was **MOVED** and **SECONDED** to install 3 large boulders on this corner. **CARRIED**
- **Management Increase** – It was **MOVED** and **SECONDED** to increase the management fee indicated in the approved budget. **CARRIED**
- **Town House Envelope Repair** – The Spindle project will continue as planned.
- **Club House Improvements** – It was **MOVED** and **SECONDED** to have the remainder of the epoxy stone completed adjacent to the pool area. **CARRIED**

The rest of the clubhouse improvements such as the carpets in the gym, the card room chairs, and bathrooms will be investigated further and brought to the next council meeting.

- **Club House Boiler** – The boiler in the clubhouse is in need of major repair or replacement. The Strata Manager has obtained quotes and will communicate with the two contractors to obtain additional technical information on the proposed boiler replacements.
- **Garage Doors** – Garage door replacement to be carried out on an as-failure basis.
- **Insulation for Kensington Pipes** – It was **MOVED** and **SECONDED** to proceed with the quotes from Westech to carry out the Victaulic Coupler replacement in the Kensington and the domestic hot water pipe replacement in the Windsor. These funds will be taken from the CRF as a previous spending resolution passed at the AGM. **CARRIED**
- **Mayfair Lobby/Parkade Entry** – The Mayfair upgrades will have a committee that consists of a member of Council, two residents (or more) in the Mayfair and Maureen Ruddick from CrossRoads Management. The upgrade consists of new floors, paint, furniture, light fixtures, artwork and mailbox shelving units.

- **Kensington and Windsor Stairwell Carpets** – It was **MOVED** and **SECONDED** to enable Coastal Floors to re-do all the stairwells in the Kensington and Windsor. Council has asked to see samples for the next meeting. **CARRIED**
- **Exterior Wall Painting** – 3 quotes have been presented to Council and clarification will be obtained and brought to the next council meeting.
- **Building Washing** – Quotes were reviewed to have the vinyl siding, stucco and green metal flashing washed for all the town homes. It was **MOVED** and **SECONDED** to approve Mighty Moe’s quote for \$18,720.45. **CARRIED**
- **Cell Boosters** – It was **MOVED** and **SECONDED** to approve Stable Electric to install cellular boosters in the Mayfair and Windsor parking garage. **CARRIED**
- **RV lot Cleaning/Painting** – It was **MOVED** and **SECONDED** to have Fraser Valley Power Sweep clean the RV lot for \$345.00 and Innercore to paint all the RV lot lines for \$1233.75. **CARRIED**
- **Trash or Treasure Day** – A reminder to owners that Trash or Treasure day is June 9<sup>th</sup>

(5) **ADJOURNMENT**

- The meeting was adjourned at 9:57 PM.
- The next council meeting is Wednesday, May 17, 2017 at 1:00 PM – Clubhouse library

Ross Ruddick and Jesse Train, Strata Managers - CrossRoads Management

*Owners are advised that they should retain their 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.*

**CrossRoads Management - 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.***