

**Minutes of the SPHOM Multi-Family Board Meeting
6:30pm January 20, 2009
Location – Two Eagles Meeting Room Westbank**

Attendees:

Tracy Wall -	Chair
Orville Wright -	Director
Diane Martineau -	Director
Rene Chevalier -	Director
Bob Wiltshire	Director

Guests:

Bonnie-Lee Hansen	Corix
Paul Perschon	Rykon

Meeting called to order @ 6:32pm

Minutes taken by: Bonnie-Lee Hansen

Motion to Accept the Agenda

Orville Wright moved to accept the Agenda

New Business

1. **New Director Introduction:**
An introduction of the new board member, Bob Wiltshire was done and he verbally agreed to The Standard of Conduct.
2. **Rules & Regulations:**
On January 17, 2009 Board members from both Multi Family and the Common Board met with Paul Perschon from Rykon to review and amend the Rules and Regulations for Sonoma Pines; Paul Perschon is hoping to have all the revisions done by the end of this month, more updates to follow in the Common Board minutes.
3. **SPHOM:**
Tracy wall gave brief update to the Board from The SPHOM.
4. **Snow Removal Update:**
Cecil Harder will give the Common Board an update at the January 23 meeting. If you have any questions or concerns regarding the snow removal please contact Cecil Harder at 250-768-5896 or vcharder@shaw.ca
5. **2009 AGM:**
A tentative date of May 2009, more information will follow.

Home Owner New Requests & Responses:

3821 Sonoma Pines Drive – exterior embellishments	Approved Sent Letter
3829 Sonoma Pines Drive – exterior embellishments & hose hanger	Approved Letter sent
3835 Sonoma Pines Drive – exterior embellishments	Approved Letter Sent
3837 Sonoma Pines Drive - exterior embellishments & satellite dish	Approved Letter Sent
3839 Sonoma Pines Drive - exterior embellishments	Approved Letter Sent
3867 Sonoma Pines Drive – name plate on garage door	Approved Letter Sent
3869 Sonoma Pines Drive – exterior embellishments approved but not the storage bin on back deck.	Approved Letter Sent
3871 Sonoma Pines Drive – satellite dish	Approved Letter Sent
3883 Sonoma Pines Drive - exterior embellishments & lattice on deck	Approved Letter Sent
3885 Sonoma Pines Drive – hot tub	Approved Letter Sent
3901 Sonoma Pines Drive – satellite dish	Approved Letter Sent
3903 Sonoma Pines Drive – satellite dish	Approved Letter Sent
3909 Sonoma Pines Drive – satellite dish	Approved Letter Sent
3915 Sonoma Pines Drive – satellite dish	Approved Letter Sent
3915 Sonoma Pines Drive – install an awning over top deck	Tabled to Next Meeting
3917 Sonoma Pines Drive – satellite dish	Approved Letter Sent
2167 Alvarado Trail – satellite dish	Approved Letter Sent

Home Owner Non-Compliance Letter Responses:

3851 Sonoma Pines Drive – no request received, requested to remove hose hanger. Denied

3897 Sonoma Pines Drive – no request received, requested to remove exterior embellishments. Denied

Next meeting: March 4, 2009 Two Eagles Meeting Room 6:30pm

Adjournment at 7:49pm – Tracy Wall

Multi Family Board Contact Information:

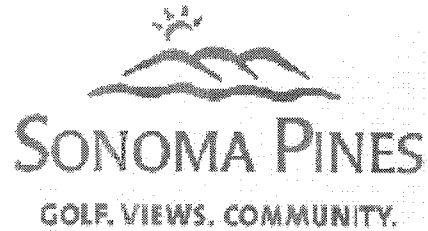
Chair	Tracy Wall	awul@telus.net	250-707-2966
Director	Orville Wright	ow@fea.net	250-769-2378
Director	Rene Chevalier	rden@telus.net	250-768-4149
Director	Diane Martineau	mess@shaw.ca	250-452-9069
Director	Bob Wiltshire	highview1@shaw.ca	250-768-3512

All owners with dogs must keep them on a leash at all times and remember to pick up after your dog each and every time.

Please be watchful and ensure that your vehicles are being locked at all times to deter from break-ins.

Please contact Corix Utilities attention Bonnie-Lee Hansen if you have questions regarding the RV Park or any home owner requests you wish to submit bonnie-lee.hansen@corix.com or 250-765-4931.

Thank you



Minutes of the SPHOM Board Meeting
January 23, 2009 9:00 AM
Location – Best Western Westbank

<u>Attendees:</u>	Board of Directors SPHOM		
	Chair	Dave Gingras	Bonnie-Lee Hansen Corix
	Treasurer	Dennis Ressler	
	Director	Cecil Harder	
	Director	Joel Young	Paul Perschon Rykon
	Director	Tracy Wall	
	Director	Dick Bakker	
	Director	Mike Barrett	

Meeting called to order @ 9:15 AM

Motion to Accept the Agenda
Dennis Ressler moved to accept the agenda

Motion to accept minutes from November 21, 2008
Dennis Ressler moved to accept minutes

Minutes taken by
 Bonnie-Lee Hansen

Dave Gingras thanked Paul Perschon from Rykon for putting up all the Christmas lights at the front entrance to Sonoma Pines. The Board spoke briefly on possibly keeping them up all year round; but will discuss further at the next meeting.

Existing Business

1. **Rules & Regulations:**
 On January 17, 2009 Board members from both Multi Family and the Common Board met with Paul Perschon from Rykon to review and amend the Rules and Regulations for Sonoma Pines; Paul Perschon is hoping to have the revisions back from their legal team before the next meeting.

2. **Update on Gates:**
 Any phase 3 gate comments, questions or concerns should be directed to Rykon 250-764-5197; and Paul Perschon stated that there is a letter forthcoming to all phase 3 home owners.

3. **Update on Newspaper Boxes:**
 The Westside paper has ordered boxes for placement in Sonoma Pines on the Board request, they are currently on back order.

4. **Update on Sonoma Pines Neighbourhood Watch Program:**
Joel Young is the committee representative for the Sonoma Pines neighbourhood watch program; Joel is looking for committee member from all phases to volunteer to sit on this committee. If you are interested in hearing about the program and are willing to get involved with in your community please contact Joel Young at 250-707-3854 or eagleyoung@shaw.ca
5. **Club House Update:**
There are no new updates at this time.

New Business

1. **Snow Removal Update:**
Cecil Harder is the Sonoma Pines contact; should any home owners have concerns or questions, you may reach Cecil Harder at 250-768-5896 or vcharder@shaw.ca
2. **Westbank First Nations House Assessments:**
The Board discussed inviting WFN representative John Murray to a future meeting. If any home owners have any questions regarding their home Assessment please contact BC Assessment at 250-763-8300.
3. **Water Meter Update:**
Please note that the deadline to have your water meter installed was January 31, 2009.
4. **RV Lot:**
The Board discussed the possible monthly increase to the RV lot for the 2009-2010 budget.
5. **Waste & Recycling Pick-ups:**
There are no changes to any of the waste and recycling pick-ups.

HOMEOWNERS Requests and Co-responses: NONE

Dave Gingras moved to adjourn the meeting at 10:59 AM

Next meeting: February 27, 2009 – Two Eagles Golf Club 9:00AM

Please note that your Board of Directors are as Follows:

Chair	Dave Gingras	dg0300@telus.net
Treasurer	Dennis Ressler	resslerdp@yahoo.ca
Director	Cecil Harder	vcharder@shaw.ca
Director	Dick Bakker	dickb33@telus.net
Director	Joel Young	eagleyoung@shaw.ca
Director	Tracy Wall	awul@telus.net
Director	Mike Barrett	mike.barrett@shaw.ca

Please note that any and all home owner requests or if you wish to have your name put on the RV wait list are to be sent in writing to Corix Utilities attention Bonnie-Lee Hansen, bonnie-lee.hansen@corix.com

All home owners with pets are to ensure that they pet is on a leash at all times and they are picking up after their pet each and every time.

Thank You

Concerns where brought forward about drivers speeding through Sonoma Pines and the graffiti issues; if any one witness these actions please call the RCMP.

3. Clean UP Siringo Lane:

It seems that the building supplies kept on site are not being cleaned up, the Board would like a reminder sent to the workmen to please ensure all areas are kept orderly.; also if they would slow down while driving in the development as to keep the dust down on the road.

- Corix will ask that Rykon to please send a reminder of this to the workers on site.

4. Maintenance Fees & Contract Renewals:

A budget review committee has been formed on the SPHOM Board, Tracy Wall & Dennis Ressler will be reviewing the budget financials and items with Rykon and Corix prior to the AGM.

Home Owner New Requests & Responses:

3855 Sonoma Pines Drive – request for satellite dish and

Approved
Letter sent

Letter sent to ask them to request permission for their exterior embellishments.

Tabled to
Next Meeting

3887 Sonoma Pines Drive – request for exterior embellishments and Satellite dish.

Approved
Letter Sent

3897 Sonoma Pines Drive – requested 3 metal exterior embellishments

Approved
Letter Sent

3915 Sonoma Pines Drive – install an awning over top deck

Approved
Letter Sent

Home Owner Non-Compliance Letter Responses:

3869 Sonoma Pines Drive – notice was sent January 20, 2009 to remove storage bin on back deck, if the bin is not removed by March 31, 2009 the Board has the right to implement a fine.

Out of Compliance
Letter Sent

Next meeting: April 29, 2009 to review Budget before AGM – 6:30 Two Eagles

Adjournment at 8:20pm – Tracy Wall

Multi Family Board Contact Information:

Chair	Tracy Wall	awul@telus.net	250-707-2966
Director	Orville Wright	ow@fea.net	250-769-2378
Director	Rene Chevalier	rden@telus.net	250-768-4149
Director	Diane Martineau	mess@shaw.ca	250-452-9069
Director	Bob Wiltshire	highview1@shaw.ca	250-768-3512

All owners with dogs must keep them on a leash at all times and remember to pick up after your dog each and every time.

If you have any RV inquires or any home owner requests you wish to submit, please send them to Corix Utilities sonoma.pines@corix.com attention Bonnie-Lee Hansen or call 250-765-4931. Thank you



Minutes of the SPHOM Board Meeting
February 27, 2009 9:00 AM
Location – Two Eagles

<u>Attendees:</u>	Board of Directors SPHOM		
	Chair	Dave Gingras	Bonnie-Lee Hansen Corix
	Treasurer	Dennis Ressler	
	Director	Cecil Harder	
	Director	Joel Young - Absent	Paul Perschon Rykon
	Director	Tracy Wall	
	Director	Dick Bakker - Absent	
	Director	Mike Barrett - Absent	

Meeting called to order @ 9:08 AM

Motion to Accept the Agenda
Dennis Ressler moved to accept the agenda

Motion to accept minutes from January 27, 2009
Dennis Ressler moved to accept minutes

Minutes taken by
 Bonnie-Lee Hansen

Committees:

1. **Neighbourhood Watch Update: On Going**
 No new updates at this time, but if any home owners are interested in sitting on this committee please contact Joel Young at 250-707-3854 or at eagleyoung@shaw.ca.

2. **Snow removal Update:**
 The Board met in early February to discuss the invoices that were issued to Sonoma Pines Homeowners for snow removal in December 2008 and January 2009. The unusually large snow fall costs have exceeded the budgeted amount. Dave Gingras and Cecil Harder met with Garth Dietrick (Global Roadways) in early February to discuss the invoices submitted for December and January, and Global Roadways have agreed to do some review to see if they can assist the home owners in any way.

3. **Budget Review Committee: New**
 Dennis Ressler & Tracy Wall will head the budget review committee and will meet outside the regular Board meeting time with Linda Hamilton from Corix and Paul Perschon from Rykon.

4. **Landscape Committee: New**

Jim Kay will head the landscape committee this year with Mike Barrett from the Board. There will be a meeting held on March 4, 2009 to review the upcoming landscape maintenance year with Corix, Rykon, the landscape committee and Alternative Landscape.

Existing Business

1. **Street Cleaning:**

The Board asked Corix to look into whose responsibility it is to remove the sand from the lawns, and to look into getting quotes for street sweeping.

- **Alternative landscaping removed the sand from the curbs and blvds last year. They will give a price to the Board for this year. The streets were swept by Accusweep last year.**

2. **The RV Rental Fee Increase:**

The RV rental fees have been reviewed and it is agreed they are way below fair market rates. the Board has discussed proposing an increasing at the AGM of \$10.00 per RV space per month.

New Business

MOTION: Dennis Ressler moved that the Board mandate that all future landscape and snow removal contracts are negotiated within 6 months of commencement date of work; and minimum of 3 quotes must be obtained for the Board to review. The successful bidder's contract is to be signed 60 days prior to commencement of work, and must be signed off on by at least two Board members and corix.

- Motion moved - passed

1. **Road Hazards:**

In the spring when line curb painting is done, the Board would like to move forward with the center line On Sonoma Pines Drive (first corner above the RV lot) being painted.

- **Corix Utilities will arrange.**

2. **Graffiti Issues:**

There has been more graffiti on site, fence panels and transformer box. The Board has asked that all home owners be watchful of anyone coming into Sonoma Pines and causing the vandalism and if you witness any vandalism please contact the RCMP immediately.

- **Paul Perschon will provide Tracy Wall with the paint to clean up the graffiti.**

3. **Gates at Sonoma Pines Entrance:**

The gates at the beginning of Sonoma Pines Drive are often being blown open by the wind - **Tracy Wall volunteered to attach 2 U clamps and a 2 X 4 drop bars to keep the gates closed. Tracy Wall will do the repair and submit the material receipts to Corix Utilities for reimbursement.**

4. **Glass Coverage:**

Dennis Ressler has done some research on glass coverage for the home owners of Sonoma Pines. Home owners that wish to have glass coverage for their homes can contact their Home Insurance agent, or any of the partial list below.

- **Valley First Insurance** 861-5527 the additional cost is \$45.00
- **Co-Operators Insurance** 861-3777 the additional cost is \$55.00
- **Kelowna Valley Insurance** 860-6064 the additional cost is \$55.00
- **Capri Insurance** (see the yellow pages for the number in your area) the additional cost is \$55.00
- **Envision Insurance** 707-2500 the additional cost is \$35.00.

5. **Lighting issues in S.P: On Going**

The Board discussed some of the lighting issues in Sonoma Pines and will talk more on this at another time.

6. **Phase 3 Gate Update: On Going**

Rykon will be issuing a letter regarding the Phase 3 gates, if you have any questions in the mean time please contact Rykon directly at 250-764-5017.

7. **Rules & Regulation Update: On Going**

Paul Perschon will send a copy of the final revisions to the Board once Rykon legal department has completed their review.

8. **2009 AGM:**

Please note that the AGM will be taking place in May this year and more information will come as it gets closer to the set date.

- **The Board has requested a different color of voting cards be issued at consecutive AGM's.**

HOMEOWNERS Requests and Co-responses:

4139 Solana Place – Request for railing and gate on patio area.

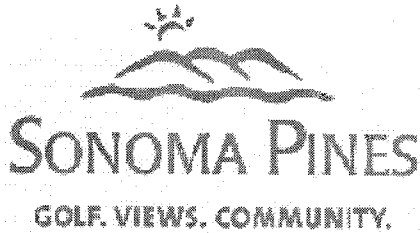
Approved
Letter sent

Tracy Wall moved to adjourn the meeting at 11:47 AM

Next meeting: March 13, 2009 – The Best Western 9:00AM

Please note that your Board of Directors are as Follows:

Chair	Dave Gingras	dg0300@telus.net
Treasurer	Dennis Ressler	resslerdp@yahoo.ca
Director	Cecil Harder	vcharder@shaw.ca
Director	Dick Bakker	dickb33@telus.net
Director	Joel Young	eagleyoung@shaw.ca
Director	Tracy Wall	awul@telus.net
Director	Mike Barrett	mike.barrett@shaw.ca



Minutes of the SPHOM Multi-Family Board Meeting
6:30pm March 3, 2009
Location – 3893 Sonoma pines drive

Attendees:

Tracy Wall -	Chair	
Orville Wright -	Director	ABSENT
Diane Martineau -	Director	
Rene Chevalier -	Director	ABSENT
Bob Wiltshire	Director	

Guests:

Paul Perschon	Rykon
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Meeting called to order @ 6:32pm

Minutes taken by: Tracy Wall

Motion to Accept the Agenda – Agenda Amended.
Bob Wiltshire moved to accept amended Agenda

Motion to Accept Minutes from January 20, 2009 – Diane Martineau

Committee Updates

1. New Landscape Maintenance Committee:

A new landscape maintenance committee is set to meet on March 4, 2009

Existing Business

1. Rules & Regulations Update:

Paul Perschon updated the Board that the amendments are being reviewed by Rykon legal department and once they are finalized they will be distributed to the SPHOM directors for final approval.

2. 2009 AGM:

Please note that the 2009 AGM is tentatively set for early May.

New Business

1. Holiday Lights & Decorations:

As a courtesy to all of the residents of Sonoma Pines please remove all of your Christmas lights and decorations, as spring and summer are on the way.

2. SPHOM Update:

Update to the Board from Tracy Wall on the SPHOM February 27, 2009 meeting.

Concerns where brought forward about drivers speeding through Sonoma Pines and the graffiti issues; if any one witness these actions please call the RCMP.

3. Clean UP Siringo Lane:

It seems that the building supplies kept on site are not being cleaned up, the Board would like a reminder sent to the workmen to please ensure all areas are kept orderly.; also if they would slow down while driving in the development as to keep the dust down on the road.

- Corix will ask that Rykon to please send a reminder of this to the workers on site.

4. Maintenance Fees & Contract Renewals:

A budget review committee has been formed on the SPHOM Board, Tracy Wall & Dennis Ressler will be reviewing the budget financials and items with Rykon and Corix prior to the AGM.

Home Owner New Requests & Responses:

3855 Sonoma Pines Drive – request for satellite dish and

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Letter sent to ask them to request permission for their exterior embellishments.

Tabled to
Next Meeting

3887 Sonoma Pines Drive – request for exterior embellishments and Satellite dish.

Approved
Letter Sent

3897 Sonoma Pines Drive – requested 3 metal exterior embellishments

Approved
Letter Sent

3915 Sonoma Pines Drive – install an awning over top deck

Approved
Letter Sent

Home Owner Non-Compliance Letter Responses:

3869 Sonoma Pines Drive – notice was sent January 20, 2009 to remove storage bin on back deck, if the bin is not removed by March 31, 2009 the Board has the right to implement a fine.

Out of Compliance
Letter Sent

Next meeting: April 29, 2009 to review Budget before AGM – 6:30 Two Eagles

Adjournment at 8:20pm – Tracy Wall

Multi Family Board Contact Information:

Chair	Tracy Wall	awul@telus.net	250-707-2966
Director	Orville Wright	ow@fea.net	250-769-2378
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Director	Bob Wiltshire	highview1@shaw.ca	250-768-3512

All owners with dogs must keep them on a leash at all times and remember to pick up after your dog each and every time.

If you have any RV inquires or any home owner requests you wish to submit, please send them to Corix Utilities sonoma.pines@corix.com attention Bonnie-Lee Hansen or call 250-765-4931. Thank you

All home owners with pets are to ensure that they pet is on a leash at all times and they are picking up after their pet each and every time.

The Holidays are now over and the Board has requested that everyone remove their holiday lights and decorations.

Please note that the speed limit throughout Sonoma Pines is 40 kph.

The landscape year is starting, should you have any questions on any upcoming landscape maintenance issues please contact your new landscape liaison chair, Jim Kay 250-452-6930.

Please note that any and all home owner requests and RV enquiries can be sent to Corix Utilities at sonoma.pines@corix.com attention Bonnie-Lee Hansen.

Thank You

All home owners with pets are to ensure that their pet is on a leash at all times and they are picking up after that pet each and every time.

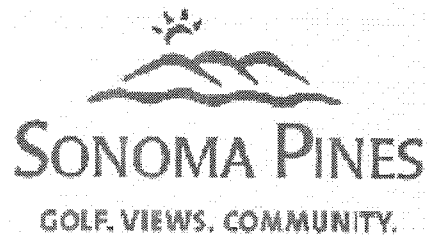
Don't forget your decorations.

Please note that the speed limit throughout Sonoma Pines is STILL 40 kph.

The landscape year is starting, should you have any questions on any upcoming landscape maintenance issues please contact your new landscape liaison chair, Jim Kay 250-452-6930.

Please note that any and all home owner requests and RV enquiries can be sent to Corix Utilities at sonoma.pines@corix.com attention Bonnie-Lee Hansen.

Your minutes are below, keeping going



Minutes of the SPHOM Board Meeting
March 13, 2009 9:00 AM
Location – Best Western, West Kelowna BC

<u>Attendees:</u>	Board of Directors SPHOM			
	Chair	Dave Gingras	Bonnie-Lee Hansen	Corix
	Treasurer	Dennis Ressler	Linda Hamilton	Corix
	Director	Cecil Harder		
	Director	Joel Young - Absent	Paul Perschon	Rykon
	Director	Tracy Wall		
	Director	Dick Bakker - Absent		
	Director	Mike Barrett		

Guest – Jim Kay : 9:10am
Landscape Committee Chairperson – presentation to Board- see attachment

Meeting called to order @ 9:50 AM

Motion to Accept the Agenda
Dennis Ressler moved to accept the agenda.....passed

Motion to accept minutes from February 27, 2009
Cecil Harder moved to accept minutes.....passed

Committees:

1. **Neighbourhood Watch Committee Update: - Joel Young**
 The Board of Directors will discuss with Joel Young a possible presentation to the homeowners at the AGM

2. **Snow Removal Committee: - Cecil Harder**
 The Board of Directors worked extensively with Global Roadways on the snow removal costs for this winter and managed to get the costs reduced by approx. 23%. The Board approved the new totals and requested corix to make final payment for the snow removal.
 A couple of sod damage locations were identified by Cecil – Global is going to repair or replace as required.

3. **Budget Committee: – Tracy Wall & Dennis Ressler:**
 Corix will provide Tracy and Dennis with a copy of the Estimate budget for '08/'09 to start their review and recommendations for '09/'10.

4. **Landscape Committee: New – Jim Kay, Chairperson**
 Jim Kay and Mike Barrett (BOD) presented, to the Board, a list of recommendations for approval: See attached sheet for the list and the results.
Mike Barrett moved to replace the existing 18 station irrigation controller with 2 new 12 station controllers. Cost not to exceed \$900.00.....passed

Existing Business

1. **Street Cleaning:**
Corix gave the prices for the street sweeping to the Board. Sand removal from grass and curbs = \$1200.00. The street sweeping afterwards = \$1040.00.
 - **Dave Gingras moved to go ahead with the cleaning when the site is ready.....passed**
 - **Corix will arrange to have the work performed.**
2. **The RV Rental Fee Increase:** on going – Board of Directors
The RV rental fees have been reviewed and it is agreed they are far below fair market rates. The Board has discussed proposing an increase at the AGM of \$10.00 per RV space per month.
3. **New RV Lot Parking Area:** on going – On hold indefinitely – Rykon Group
4. **Phase 3 Gates:** on going – Rykon has sent a letter to phase 3 homeowners. Will keep the Board informed moving forward.
5. **Rules & Regulations Revisions:** on going – Paul Perschon of Rykon will be sending copies out shortly.
6. **Graffiti Clean Up & Gate Repair:** on going – Tracy Wall is arranging to get this work completed as soon as the weather permits. Corix will contact local Hydro office to see if they will clean their box at the front entrance.
7. **Road Hazard :** on going – The board approved to have a centre line painted around the curve on S.P. Dr. just past the Pine Vista intersection in the fall of 2008. Corix will arrange to have this completed along with the hydrant/ curb painting once the streets are swept and the weather permits.
8. **Glass Coverage:** on going – If you are looking for information on this check your February minutes.
9. **2009 AGM:** on going
The AGM will be held in May and notices will be sent to each homeowner prior to the meeting.

New Business :

1. **Lines of sight : Sonoma Pines Dr. and the phase 2 cross street.**
Last fall the landscape maintenance crew (Alternative Landscapes) moved some of the grasses in this area to improve the line of sight when entering S.P. Dr. from Pine Vista. The landscape committee will review with Alternative to address this issue as the grasses are still impeding the view of the drivers exiting from that location.

HOMEOWNER Correspondance:

A homeowner on Mesa Vista has been sent a warning to ensure they are picking up after their dog. This is the second warning and a fine will be levied on the next occurrence.

Tracy Wall moved to adjourn the meeting at 11:17 AM.....meeting adjourned

Next meeting: April 17, 2009 – The Two Eagles 9:00AM

Please note that your Board of Directors are as Follows:

Chair	Dave Gingras	dg0300@telus.net
Treasurer	Dennis Ressler	resslerdp@yahoo.ca
Director	Cecil Harder	vcharder@shaw.ca
Director	Dick Bakker	dickb33@telus.net
Director	Joel Young	eagleyoung@shaw.ca
Director	Tracy Wall	awul@telus.net
Director	Mike Barrett	mike.barrett@shaw.ca

All home owners with pets are to ensure that their pet is on a leash at all times and they are picking up after that pet each and every time.

Please respect other home owners private property when taking your pet out to pee, please try not to let your pet pee on others landscaping and grass areas.

All Home Owners are requested to take down and removal all Christmas lights and decorations.

Please note that the speed limit throughout Sonoma Pines is STILL 40 kph.

The landscape year has started, should you have any questions on any upcoming landscape maintenance issues please contact your new landscape liaison chair, Jim Kay at jameskay@shaw.ca

Please note that any and all home owner requests and RV enquiries can be sent to Corix Utilities at sonoma.pines@corix.com attention Bonnie-Lee Hansen.

Your minutes are below, keeping going



Minutes of the SPHOM Board Meeting

~~March 13, 2009~~ 9:00 AM ~~March 13, 2009~~ April 16, 2009

Location – Two Eagles, West Kelowna, BC

Attendees:	Board of Directors SPHOM		
	Chair	Dave Gingras	Bonnie-Lee Hansen Corix
	Treasurer	Dennis Ressler - Absent	Corix
	Director	Cecil Harder - Absent	
	Director	Joel Young	Rykon
	Director	Tracy Wall	
	Director	Dick Bakker - Absent	Anthony Ruck - Alternative
	Director	Mike Barrett	Jim Kay – Landscape Liaison

Guest – Jim Kay Landscape Committee Chair & Anthony Ruck Alternative Landscape: 9:05am

Landscape update to the Board

1. Cost for Compost – Anthony Ruck has determined that the cost for a Tub Grinder for compost on site would cost approximately \$2000.00 for the machinery to be brought in and further discussion will be needed with Rykon at a later date.
2. Sprinkler Head Adjustments – Anthony Ruck is aware of the areas near the fence that will need adjusting in order to help maintain the life of the painted fence.
3. Cross Watering – Alternative Landscape along with Jim Kay began to program the clocks for the single family home owners in phase 1, 2 and 3 this Tuesday and Wednesday April 21 and 22; Paul Perschon joined them from Rykon Development to confirm where the cross watering is happening.
4. As Built Drawings – The Board has asked Corix to request copies of the irrigation drawings (including valve cut off locations) and plot/ clock zones for phase 4, 5A and 5B from Rykon Construction. **Bonnie-Lee Hansen from Corix has made this request to Rykon Construction on the Boards behalf.**
5. Dead Trees - there are two places on common landscape that have dead tree's, Alternative Landscape will provide the Board with the cost to remove and re-plant or re-locate in those areas.
6. Ball valve repairs – The current ball valves that have been installed by Rykon's irrigation company are plastic, but should be brass.
7. In phase 1 the sewer clean out have caps missing on the 5 gallon pots, and the top of the pots are beginning to crack. **To be reviewed.**

Adjourned at 9:50am

Board Meeting called to order @ 9:51 AM

Motion to Accept the Agenda

Tracy Wall moved to accept the agenda.....passed

Motion to accept minutes from March 13, 2009

Mike Barrett moved to accept minutes.....passed

Committees:

1. **Neighbourhood Watch Committee Update: - Joel Young**
Joel Young is still looking for names for this committee, should any home owner be interested please contact Joel Young at eagleyoung@shaw.ca
There will also be a small presentation at the 2009 AGM.
2. **Snow Removal Committee: - Cecil Harder**
A couple of sod damage locations were identified by Cecil – Global is going to repair or replace as required. **On Going, Corix will enquire.**
3. **Budget Committee: – Tracy Wall & Dennis Ressler:**
The budget review committee will met with Rykon and Corix on April 22, 2009.
4. **Landscape Committee: New – Jim Kay, Chairperson**
See attached sheet for the landscape update.

Existing & Ongoing Business

1. **New RV Lot:**
No new news at this time
2. **Phase 3 Gates: Paul Perschon of Rykon**
Tabled to next meeting, still ongoing.
3. **Rules & Regulations Revisions: Paul Perschon of Rykon**
Tabled to next meeting, still ongoing.
4. **Costs to Add Outlets:**
Dave Gingras did a walk through of the Sonoma Pines site and found that there are lights under trees in some of the phases but they are not working. The Board asked that Corix to contact Rykon on their behalf for as built information on these lights. If any as built info is available the landscape committee will look into correcting the lighting issues.
5. **Key List:**
Dave Gingras would like a list of who holds keys for the front gates near the entrance and the RV lot made available to the Board in case it is necessary to access.
6. **Graffiti Clean Up & Gate Repair:**
Tracy Wall has completed the gate repairs and cleaned up the graffiti from the fence. The Board would like to thank Paul Perschon once again for taking the time to clean up the graffiti from the hydro box, it is very much appreciated.

Dave Gingras is looking into the costs to put a vinyl cover on the hydro box.
7. **Newspaper Boxes & Concrete Pads:** on going
Joel Young has spoken to the distributor of Black Press, and no new boxes are available at this time; more info to follow from Joel Young.

The Board would like to place concrete pads in front of all mail boxes. Mike Barrett volunteered the landscape committee to remove the sod in front of all boxes and to place concrete pads in their place. Mike Barrett will provide Corix Utilities with the original receipts for this work for reimbursement.

8. **Curb and Line Painting:**
Corix has scheduled the curb and line painting to take place in the afternoon of May 5, 2009.
9. **AGM Date:** on going
The Board has asked Corix to book the AGM at The Holiday Inn in Westbank. It is booked for May 26, 2009 and more information to follow.
10. **Club House Update:** on going
Tabled to next meeting.

New Business :

1. **Break In and Thefts** : Tabled to next meeting
2. **Driveway Issues:** ongoing
3. **Speed Bumps:** Tabled to next meeting
4. **Strata Grants:** ongoing
5. **New Board meetings:**
The 2009-2010 Board Meeting will be once a month on Thursdays at 9:00am at Two Eagles.
6. **Newsletter:**
The newsletter for spring and summer will be available soon.

HOMEOWNER Correspondance:

Mr. Woods – All comments and concerns from Mr. Woods were discussed and passed along to Rykon, as the Board carries no weight on Rykon’s construction issues.

4145 Solana – Request to install a gazebo in the front patio area	Denied
 New request to install gazebo in the back patio area	Approved Letter Sent
2281 Pine Vista – Request for cedars	Approved Letter Sent
4139 Solana – Request to relocate existing cedars	Approved Letter sent

2239 Terrero – Request to plant cedars to side of front of patio

Approved
Letter Sent

4148 Solana – Request to install a pergola over hot tub

Approved
Letter Sent

Dave Gingras moved to adjourn the meeting at 11:10 AM.....meeting adjourned

Next meeting: May 7, 2009 – The Two Eagles 9:00AM

Please note that your Board of Directors are as Follows:

Chair	Dave Gingras	dg0300@telus.net
Treasurer	Dennis Ressler	resslerdp@yahoo.ca
Director	Cecil Harder	vcharder@shaw.ca
Director	Dick Bakker	dickb33@telus.net
Director	Joel Young	eagleyoung@shaw.ca
Director	Tracy Wall	awul@telus.net
Director	Mike Barrett	mike.barrett@shaw.ca

All owners with dogs must keep them on a leash at all times and remember to pick up after your dog each and every time.

If you have any RV inquires or any home owner requests you wish to submit, please send them to Corix Utilities sonoma.pines@corix.com attention Bonnie-Lee Hansen or call 250-765-4931. Thank you

As a courtesy to all of the residents of Sonoma Pines please remove all of your Christmas lights and decorations, as spring and summer are on the way.

All home owners wishing to volunteer to sit on the new Multi Family Board must be present at the AGM in order to have your name stand. Come and represent your community and volunteer to be apart of the 2009-2010 Multi Family Board of Directors.

Keep going your minutes are below.....



Minutes of the SPHOM Multi-Family Board Meeting

6:30pm April 28, 2009

Location – Two Eagles

Attendees:

Tracy Wall -	Chair	
Orville Wright -	Director	
Diane Martineau -	Director	
Rene Chevalier -	Director	ABSENT
Bob Wiltshire	Director	

Guests:

Bonnie-Lee Hansen	Corix
Linda Hamilton	Corix
Bill Eager	Rykon

Meeting called to order @ 6:32pm

Minutes taken by: Bonnie-Lee Hansen

Motion to Accept the Agenda – Bob Wiltshire

Motion to Accept Minutes from March 3, 2009 – Diane Martineau

Committee Updates

1. Landscape Committee:

New Irrigation and Landscape Contractor on Site: Rykon Construction has recently brought in a new irrigation and landscape company United Irrigation and Landscape, to replace Groundscapes. United Irrigation is currently working through the repair and maintenance list.

2. Neighbourhood Watch:

Joel Young is still looking for more volunteers, and will give a short presentation at the upcoming AGM.

Existing Business

1. Rules & Regulations Update:

Bill Eager from Rykon verified that the Rules and regulations will be finalized in time for the AGM in May.

2. 2009 AGM:

Please note that the 2009 AGM is set for May 26 at the Holiday Inn, in Westbank. More information will follow this month. As you know the term year is up for the current Board members, should any Multi Family home owner wish to participate and sit on the new Board they must be present at the AGM to have their name stand. Please consider representing your fellow home owners and volunteer for this upcoming term.

3. RV Lot Increase:

The Board will be looking to having an increase approved at the AGM from \$15.00 small space to \$25.00 and \$25.00 large space to \$35.00.

New Business

1. SPHOM Update:

Update to the Board from Tracy Wall on the SPHOM April 16, 2009 meeting.
Please see copy of the minutes from that meeting.

4. Budget Update:

Tracy Wall and Dennis Ressler met with Rykon Group and Corix on April 22, 2009 to review the upcoming budget.

5. Newsletter:

Please see attached copy of the 2009 spring and summer newsletter.

Home Owner New Requests & Responses:

3827 Sonoma Pines Drive – request to install awning Approved
Letter sent

3813 Sonoma Pines Drive – request to install canopy on back deck. ***Pending***
*The Board has requested further details from home owner,
please send sketch or photo, as well as name of professional
installer.*

3901 Sonoma Pines Drive – request to install ceiling fan on outside deck Approved
Letter Sent

3911 Sonoma Pines Drive – requested to extend stone steps, stone path
and decorative grass, hydrangea and tree Approved
Letter Sent

3802 Siringo Lane – request to install satellite dish Approved
Letter Sent

3839 Sonoma Pines Drive – request to plant cedars between home and 3837 S.P ***Pending***

3837 Sonoma Pines Drive – request to plant cedars between home and 3839 S.P ***Pending***

Home Owner Non-Compliance Letter Responses:

Home Owner - Lane parking violation of WFN bylaw. Out of Compliance
Letter Sent

Home Owner – Christmas light left up. Out of Compliance
Letter Sent

Next meeting: to be set when new Board is formed.

Adjournment at 8:33pm – Tracy Wall

Multi Family Board Contact Information:

Chair	Tracy Wall	awul@telus.net	250-707-2966
Director	Orville Wright	ow@fea.net	250-769-2378
Director	Rene Chevalier	rdn@telus.net	250-768-4149
Director	Diane Martineau	mess@shaw.ca	250-452-9069
Director	Bob Wiltshire	highview1@shaw.ca	250-768-3512

All owners with dogs must keep them on a leash at all times and remember to pick up after your dog each and every time.



If you have any RV inquires or any home owner requests you wish to submit, please send them to Corix Utilities sonoma.pines@corix.com attention Bonnie-Lee Hansen or call 250-765-4931. Thank you



Any multi family home owners that have any irrigation concerns should contact Corix Utilities directly.

Corix Utilities would like to welcome all new and returning Board members to a new year and look forward to a working with you through 2009-2010.

Please contact Corix Utilities if you have changed your contact information or email address, thank you.

All home owners who have access to a computer can access the Sonoma Pines web site by going to www.livingatsonoma.com pass word and user name are both sonomapines, check it out as there is some great information there.

Keep going your minutes are below.....



Minutes of the SPMFM Multi-Family Board Meeting

9:30am June 18, 2009

Location – Two Eagles Private Dining Room

Attendees:

Marc Slabotsky	Chair
Mike Barrett	Director of Finance
Joe Farkas	Director
Orville Wright	Director
Bob Wiltshire	Director
Diane Newton	Director

Guests:

Bonnie-Lee Hansen	Corix
Linda Hamilton	Corix
Bill Eager	Rykon
Paul Perschon	Rykon

Meeting called to order @ 9:30pm

Minutes taken by: Bonnie-Lee Hansen

Motion to Accept the Agenda – Diane Newton

Committee Updates

1. Landscape Committee:

No updates at this time.



New Business

1. Standard of Care:

All multi family Board members read, signed and agreed to the Standard of Care form.

2. Election of Positions:

The Multi Family Board now consists of:

Marc Slabotsky	Chair
Mike Barrett	Director of Finance
Joe Farkas	Director & MF Rep for the Common Board
Orville Wright	Director
Bob Wiltshire	Director
Diane Newton	Director

3. Landscape:

Rykon is making progress on the deficiencies in the multi family landscape areas. Rykon will have United Irrigation stake the trees on the main Sonoma Pines Boulevard that require this type of work.

Bill Eager spoke on the legal registration of the Multi Family land. The difference between the multi family and single family is that the multi family land is registered and then the building is registered upon that land. The single family homes are registered as one parcel of land.

The Board has requested that Corix ask United Irrigation for a standard pricing list for basic repairs at Sonoma Pines.

GREAT NEWS!

Mike Barrett noted that Sonoma Pines was approved for the \$2500.00 beautification grant by WFN. The landscape committee will keep everyone posted as they progress.



Home owners are asked to be extremely careful if they are placing solar lights in the garden beds. Many irrigation lines are being punctured this way.

4. Home Owner Request Procedure:

The new Board would like all multi family home owners to continue to send in their requests to Corix Utilities at sonoma.pines@corix.com attention Bonnie-Lee Hansen; the board will then look at them once a month at each Board meeting.

5. Insurance & Finance:

Tabled to next meeting

6. Curb Painting:

The Multi Family Board will have Joe Farkas (the new Multi Family Rep to the Common Board) ask that the Board of Directors look at requesting a quote to have curbs painted on two areas along Sonoma Pines Drive that have been identified as a potential safety issue. The two areas identified are adjacent to 3682 Sonoma Pines Drive where the street narrows and 3813 Sonoma Pines Drive before the RV entrance.

7. S.P Road Sign:

It was pointed out to Rykon that the road sign for the multi family units on Sonoma Pines Drive in Phase 6 has the wrong addresses on one side of the sign... **Rykon will have this changed.**

Home Owner New Requests & Responses:

2162 Alvarado Trail – request to install exterior embellishments	Approved Letter Sent
2159 Alvarado Trail – request to install a trellis	Approved Letter Sent
2161 Alvarado Trail – request to install iron trellis, small water fountain and awning.	Approved Letter Sent
3901 Sonoma Pines Drive – requested to plant a rose bush in back yard, but is the home owner's responsibility to maintain.	Approved Letter Sent
3818 Siringo Lane – request to hang a humming bird liquid feeder and wind chimes	Approved Letter Sent

Home Owner Non-Compliance Letter Responses:

None to report at this time

Next Meeting July 21, 2009 at 9:00am at Two Eagles Private Dining Room

Adjournment at 11:05am – Bonnie-Lee Hansen

Multi Family Board Contact Information:

Chair	Marc Slabotsky	slabotsky@shaw.ca	250-768-0969
Director of Finance	Mike Barrett	mike.barrett@shaw.ca	250-452-9890
Director	Joe Farkas	jandmfarkas@shaw.ca	250-768-4125
Director	Orville Wright	ow@fea.net	250-769-2378
Director	Bob Wiltshire	highview1@shaw.ca	250-768-3512
Director	Diane Newton	dmnewton@shaw.ca	250-768-9838

All home owners with pets are to ensure that their pet is on a leash at all times and they are picking up after that pet each and every time.

Please respect other home owners private property when taking your pet out to pee, please try not to let your pet pee on others landscaping and grass areas.



To access the Sonoma Pines Home Owners web site, go to www.livingatsonoma.com the user name and pass word are both the same sonomapines



Please note that any and all home owner requests and RV enquiries can be sent to Corix Utilities at sonoma.pines@corix.com attention Bonnie-Lee Hansen.

Your minutes are below, keeping going



**Minutes of the SPHOM Board Meeting
 June 25, 2009 9:00 AM
 Location – Two Eagles, Westbank, BC**

<u>Attendees:</u>	<u>Board of Directors SPHOM</u>		
	Chair	Mike Barrett	Bonnie-Lee Hansen Corix
	Vice Chair	Dave Gingras	Linda Hamilton Corix
	Director of Finance	Helene Barrett	
ABSENT	Director	Joel Young	
	Director	Cecil Harder	Paul Perschon Rykon
	Director & MF Rep	Joe Farkas	
	Director		

Board Meeting called to order @ 9:07 AM

Motion to Accept the Agenda
Dave Gingras moved to accept the agenda.....passed

Minutes taken by Bonnie-Lee Hansen

New Board

1. Standard of Care:

All Board members that were present at the meeting read, signed and agreed to the Standard of Care form and are aware of the confidentiality guide lines that they must comply to.

Dave Gingras made a motion..... to have all Board members receive a copy of the home owners and their contact information in Sonoma Pines, but no committee members are to receive this list..... **motion passed.**

2. Election of Positions:

The Board of Directors now consists of:
 Mike Barrett Chair
 Dave Gingras Vice Chair
 Helene Barrett Director of Finance
 Joe Farkas Director & MF Rep for the Common Board
 Cecil Harder Director & Snow Removal Committee
 Joel Young Director & Block Watch Committee

The Board of Directors have informed Corix that Eileen Lugossy has accepted the vacant seat on the Board and will be in attendance at the next meeting.

Committee Reports:

1. **Block Watch Committee Update: Joel Young**

No new updates at this time.

2. **Landscape Committee: Jim Kay**

Jim Kay reviewed the proposed Guidelines for Irrigation system Transfer and left the proposal with the Board so they can review and respond to him at a latter date.

GREAT NEWS!

Jim Kay announced that WFN has approved the \$2500.00 beautification grant for Sonoma Pines. The landscape committee will keep everyone posted as they progress. The landscape committee will provide Corix Utilities with an expenditure guideline so that Corix can request a check on their behalf.



3. **Multi Family Report: Joe Farkas**

Joe Farkas is the new Multi Family Representative for the Board, and updated all members on some concerns that where raised by the multi Family Board. The Multi Family Board ask that the Board of Directors look at requesting a quote to have curbs painted on two areas along Sonoma Pines Drive that have been identified as a potential safety issue. The two areas identified are adjacent to 3682 Sonoma Pines Drive where the street narrows and 3813 Sonoma Pines Drive before the RV entrance.

Joe Farkas made a motion... to have the Board ask Corix to request a quote from Aardvark line Painting.....**motion passed.**

Corix Utilities will request the quote on the Boards behalf and present the costs to them at the next meeting.

New Business

1. **Home Owner Request Guidelines**

The process will remain the same again this year, all home owners that would like to make any requests should send those requests through to Corix Utilities and Corix will forward those requests to the Chair to then forward to the remaining Board members.

Please send all home owner requests to sonoma.pines@corix.com attention Bonnie-Lee Hansen.



2. **Rules and regulation Concern**

A home owner brought to the Board's attention that in the new version of the Rules and Regs on page 2, item (3) Use of Property, that the word "**common**" was not removed from:

An owner, tenant, occupant or visitor must ensure that pet excrement is removed and cleaned immediately from all common property.

Please print the revised page and replace the existing with it. A copy can also be found on the Sonoma Pines web site.

REVISED Rule will read as noted here:

3. An owner, tenant, occupant or visitor must ensure that all animals are leashed or otherwise secured when on the common property or on land that is a common asset. **An owner, tenant, occupant or visitor must ensure that pet excrement is removed and cleaned immediately from all property.** (amended July 2009)

4. **Meeting Day & Times for 2009-2010**
Your new Board of Directors will continue to meet on the last Thursday of every month.

5. **BC Property Tax Deferral for WFN Land**
BC property tax deferral is not allowed on any WFN land. This topic may be addressed at the next WFN council meeting and should any new information come into play Corix Utilities will send out the update.

6. **Snow Removal Contract**
It's that time again; so the snow removal committee will be meeting on Monday June 29 at 9am to review the snow removal proposal.
Dave Gingras made a motion.... to accept a \$200.00 maximum amount for a snow removal adds to be placed in newspapers. Cecil Harder and Mike Barrett will inform Corix of what papers and the wording they wish to have. Corix will then contact the newspapers on the Boards behalf with the set information..... **motion passed.**

7. **Hydro Box**
The Hydro box at the front entrance has been painted with graffiti again. Corix Utilities will contact BC Hydro and request a graffiti kit on the Boards behalf.

8. **Fence Painting**
The Board would like to look into requesting quotes for this project and has requested that Corix send the Board an updated site plan so they can identify what areas should be done this year.

HOMEOWNER Correspondance:

Next Meeting – July 23, 2009 9:00am at Two Eagles Private dining Room

Adjourn Meeting – 11:11am Bonnie-Lee Hansen

Please note that your Board of Directors are as Follows:

Chair	Mike Barrett	mike.barrett@shaw.ca
Vice Chair	Dave Gingras	dg0300@telus.net
Director of Finance	Helene Barrett	helene.barrett@shaw.ca
Director	Cecil Harder	vcharder@shaw.ca
Director	Joel Young	eagleyoung@shaw.ca
Director	Joe Farkas	jandmfarkas@shaw.ca

All owners with dogs must keep them on a leash at all times and remember to pick up after your dog each and every time.



If you have any RV inquiries or any home owner requests you wish to submit, please send them to Corix Utilities sonoma.pines@corix.com attention Bonnie-Lee Hansen or call 250-765-4931. Thank you



Any multi family home owners that have any irrigation concerns should contact Corix Utilities directly.

Please contact Corix Utilities if you have changed your contact information or email address, thank you.

All home owners who have access to a computer can access the Sonoma Pines web site by going to www.livingatsonoma.com pass word and user name are both **sonomapines**, check it out as there is some great information there.

The Multi Family Board of Directors would like to congratulate Diane Newton & Charles Murray on their recent marriage. We wish you all the very best!

Please note that WFN bylaw officers will be on site daily to supervise WFN bylaw in factures. To find out more about the WFN bylaws please visit www.wfn.ca for all the details

*****Ellen Young, Sonoma Pines M.F Insurance agent will be in attendance at the next Board meeting being held August 20, 2009. If you have any questions you would like addressed please email Corix Utilities at sonoma.pines@corix.com no later than August 17 with your questions. *****

Keep going your minutes are below.....



Minutes of the SPMFM Multi-Family Board Meeting

9:30am ~~June 18, 2009~~ July 21, 2009

Location – Two Eagles Private Dining Room

Attendees:

Marc Slabotsky	Chair
Mike Barrett	Director of Finance
Joe Farkas	Director
Orville Wright	Director
Bob Wiltshire	Director
Diane Newton	Director

Guests:

Bonnie-Lee Hansen	Corix
Paul Perschon	Rykon

Meeting called to order @ 9:00pm

Minutes taken by: Bonnie-Lee Hansen

Motion to Accept the Agenda – Diane Newton

Motion to Accept Minutes from June 18, 2009 – Diane Newton

Committee Updates

1. **Landscape Committee:** Landscape Turnover
The irrigation and landscape walk through for Phase 4, 5A and 5B was completed last month and is now turned over to Alternative Landscape. No landscape update for items out standing has been provided to Mike Barrett or Jim Kay the landscape committee, from United Irrigation or Rykon Construction. **Mike Barrett to follow up on.**

New Business

1. **Snow Removal Contract:**
Cecil Harder, Mike Barrett, Joe Farkas and Art Prodeahl met last month to review the site and set up a road level priority for companies to bid on. More information on the new snow removal contract will be made available in the SPHOM Common Board minutes.
2. **Letter from John Rhodes**
John Rhodes sent in a letter asking for the opportunity to bid on the fence painting job for Sonoma Pines. Please see details in the Common Board minutes.
3. **Theft and Vandalism:**
There has been a few incidents of theft and vandalism in Sonoma Pines this past few months; all home owners should contact the police if they see anything on site. Marc Slabotsky proposed the idea of a small outdoor surveillance camera be placed at the front entrance; high enough up so that it is safe and secure. **Quote request for sign and surveillance camera.**

4. Parking & Towing:

WFN bylaw officers will be called out for any home owners that are out of compliance with the WFN parking bylaws, should you have any questions about the WFN bylaws please visit www.wfn.ca for details. **Parking passes to be made for MF home owners and visitors (25 aprox.), quote request for NO Parking signs for the Sonoma Pines site and MF areas.**

5. Insurance & Finance:

Ellen Young, Sonoma Pines M.F Insurance agent will be in attendance at the next Board meeting being held August 20, 2009. If you have any questions you would like addressed please email Corix Utilities at sonoma.pines@corix.com no later than **August 17 with your questions.**

6. Curb Painting:

The curb painting was approved by the Common Board and completed in lat July. Please note the new areas that are now no parking zones.

7. Registered Mail for Out of Compliance:

The new Board has requested that all out of compliance letter to be sent by registered mail. In the case that it is a small in fracture an email or phone call may be done.

ACTION ITEMS

- Mike Barrett to follow up on out standing landscape items from Rykon or United Irrigation.
- Quote for front entrance surveillance camera and sign.
- Corix Utilities to make aprox. 25 parking passes for multi family home owners and guests and quote for no parking signs.

Home Owner New Requests & Responses:

2180 Alvarado Trail – request to install a bathroom window	Approved Letter Sent
2161 Alvarado Trail – request to install a privacy blind on front left deck & to place landscape rock in front garden area between 2161 and 2163 Alvarado Trail	Approved Letter Sent
2161 Alvarado Trail – requested to place landscape rock in front garden area between 2161 and 2163 Alvarado Trail	Approved Letter Sent
2172 & 2174 Alvarado Trail – request to replace bark mulch in existing flower beds with garden rock and to plant hydrangeas and snowball plants	Approved Letter Sent

Home Owner Non-Compliance Letter Responses:

- 3871 Sonoma Pines Drive – Parking Violation (x3)**
- Licence Plate 966CCF White Grande AM – Parking Violation (x2)**
- Licence Plate DAW850 Black Yukon Truck – Parking Violation**

Next Meeting August 20, 2009 at 9:00am at Two Eagles Private Dinning Room
Adjournment at 10:52 am – Diane Newton

Multi Family Board Contact Information:

Chair	Marc Slabotsky	slabotsky@shaw.ca	250-768-0969
Director of Finance	Mike Barrett	mike.barrett@shaw.ca	250-452-9890
Director	Joe Farkas	jandmfarkas@shaw.ca	250-768-4125
Director	Orville Wright	ow@fea.net	250-769-2378
Director	Bob Wiltshire	highview1@shaw.ca	250-768-3512
Director	Diane Newton	dmnewton@shaw.ca	250-768-9838

All owners with dogs must keep them on a leash at all times and remember to pick up after your dog each and every time.



Please contact Corix Utilities if you have changed your contact information or email address, thank you.

All home owners who have access to a computer can access the Sonoma Pines web site by going to www.livingatsonoma.com pass word and user name are both **sonomapines**, check it out as there is some great information there.

Please note that WFN bylaw officers will be on site daily to supervise WFN bylaw in factures. To find out more about the WFN bylaws please visit www.wfn.ca for all the details.



If you have any RV inquires or any home owner requests you wish to submit, please send them to Corix Utilities sonoma.pines@corix.com attention Bonnie-Lee Hansen or call 250-765-4931. Thank you



Your minutes are below, keeping going

Minutes of the SPHOM Board Meeting
July 23, 2009 9:00 AM
Location – Two Eagles, Westbank, BC

<u>Attendees:</u>	Board of Directors SPHOM		
	Chair	Mike Barrett	Bonnie-Lee Hansen Corix
	Vice Chair	Dave Gingras	
ABSENT	Director of Finance	Helene Barrett	
Block Watch Committee	Director	Joel Young	
Snow Committee	Director	Cecil Harder	Paul Perschon Rykon
Multi Family Rep.	Director	Joe Farkas	
	Director	Eileen Lugossy	

Board Meeting called to order @ 9:00 AM – Mike Barrett

Motion to Accept the Agenda

Dave Gingras moved to accept the agenda.....passed

Motion to accept minutes from July 23, 2009

Dave Gingras moved to accept the minutes.....passed

Minutes taken by Bonnie-Lee Hansen

New Board

1. Standard of Care:

New Board member Eileen Lugossy signed and agreed to the Standard of Care form and is aware of the confidentiality guide lines that one must comply to.

Committee Reports:

1. Landscape Committee: Mike Barrett

a. WFN and Lighting Projects

One light has been ordered and will be installed in front of the rock wall at the front entrance. Once this light is installed and it proves to be successful all the other lights will be ordered. The locations for the new lights have not yet been determined, but the landscape committee will keep all home owners updated on this project.



b. Multi Family Turnover

The initial walk through of phase 4 and 5B MF has been completed. Mike Barrett worked on behalf of the Multi Family home owners with Corix Utilities, Alternative Landscape, United Irrigation and Rykon Construction. Any areas that were identified as a concern was documented and will be addressed and repaired by United Irrigation.

c. Fence Painting

2 quotes were presented for the job required to complete the fence painting this year. The quote for the perimeter of the fence that is to be painted came in under budget.

d. Irrigation Repairs and Service Requests

Mike Barrett and Jim Kay will redo a letter to the home owners to inform them of the process, contact names and numbers for irrigation and landscape issues and concerns.

2. Multi Family Report

Joe Farkas updated the Board on the Multi Family meeting from July 21, 2009. One of the main items that the Multi Family Board is looking into is having No Parking signs made for all lane ways in the MF areas. The curb areas that the MF Board requested to have painted have been completed.

3. Block Watch Committee Update: Joel Young

Joel Young will send Corix a report of the updates on the Block Watch; and has requested that a note be added to the bottom of the last out going invoices to all home owners. Currently phase 1, 2, 3 and 4 have home owner representatives, if you are interested in participating to help make Sonoma Pines more secure development please contact Joel Young directly at eagleyoung@shaw.ca or 250-707-3854. Joel has requested individual phase maps; Corix Utilities have provided the Board with these maps. Paul Perschon offered the show home as a location for any Block Watch meetings.

4. Snow removal Committee

The snow removal committee has prepared a bid package for all interested parties interested in this season's snow removal contract. Corix Utilities has completed the RFQ package and it is available for pick up or email to any interested snow removal contractors as of August 12. The deadline for all quotes to be returned is August 25 at 3pm.

New Business

1. Sidewalk Damage

Tabled to next meeting pending the investigation report from Rykon.

2. Garage Sale Signs

All home owners wishing to have a garage sale are requested to submit a request to put up signage to the Board of directors for approval.

HOMEOWNER Requests & Correspondence:

4136 Solana Place – install gazebo on back patio area	Approved Letter Sent
4148 Solana Place – Install arbour and rock bench in back side yard	Approved Letter sent
2374 Mesa Vista – request to install satellite dish	Approved Letter Sent
4119 Solana Place – request to extend existing flower beds	Approved Letter sent

HOMEOWNER Out of Compliance:

2232 Terrero – Landscape not being maintained 3 rd notice	Letter's sent to tenant and home owner
2232 Terrero – Harmful behaviour	Letter sent to tenant and home owner
2291 Pine Vista – Lane parking on street and oil leaks	Letter sent to tenant and home owner
3686 Sonoma Pines Drive - Landscape not being maintained	Letter sent to tenant and home owner

Next Meeting – August 27, 2009 9:00am at Two Eagles Private dining room

Adjourn Meeting – 11:30 am Joel Young

Please note that your Board of Directors are as Follows:

Chair	Mike Barrett	mike.barrett@shaw.ca
Vice Chair	Dave Gingras	dg0300@telus.net
Director of Finance	Helene Barrett	helene.barrett@shaw.ca
Director	Cecil Harder	vcharder@shaw.ca
Director	Joel Young	eagleyoung@shaw.ca
Director	Joe Farkas	jandmfarkas@shaw.ca
Director	Eileen Lugossy	eileenlugossy@yahoo.ca

All owners with dogs must keep them on a leash at all times and remember to pick up after your dog each and every time.



If you have any RV inquires or any home owner requests you wish to submit, please send them to Corix Utilities sonoma.pines@corix.com attention Bonnie-Lee Hansen or call 250-765-4931. Thank you



Any multi family home owners that have any irrigation concerns should contact Corix Utilities directly.

Please contact Corix Utilities if you have changed your contact information or email address, thank you.

All home owners who have access to a computer can access the Sonoma Pines web site by going to www.livingatsonoma.com pass word and user name are both **sonomapines**, check it out as there is some great information there.

Please note that WFN bylaw officers will be on site daily to supervise WFN bylaw infractions. To find out more about the WFN bylaws please visit www.wfn.ca for all the details



Keep going your minutes are below.....



Minutes of the SPMFM Multi-Family Board Meeting
9:00am August 20, 2009
Location – Two Eagles Private Dining Room

<i>Attendees:</i>		<i>Guests:</i>
	Marc Slabotsky Chair	Bonnie-Lee Hansen Corix
	Mike Barrett Director of Finance	
	Joe Farkas Director	
	Orville Wright Director	Paul Perschon Rykon
	Bob Wiltshire Director	
	Diane Newton Director	Ellen Young – Western Financial Insurance Agent

Meeting called to order @ 9:00pm

Minutes taken by: Bonnie-Lee Hansen

Motion to Accept the Agenda – Joe Farkas

Motion to Accept Minutes from July 21, 2009 – Mike Barrett

First part of meeting with guest Ellen Young, meeting called to order – Marc Slabotsky 9:00am

Guest Speaker

1. Insurance Agent - Ellen Young from Western Financial Group

Ellen Young is the Multi Family Insurance Agent for Sonoma Pines; each year Ellen contacts a multitude of company's in order to get the best rates for the MF residents. This past year the same companies as last year had the best rates for the insurance. Not all insurance companies write strata oriented policies at a competitive price due to the overall claims history of this class of business. SPMFM falls into the same category as strata's. Many insurance companies do not differentiate between the rates for above and below ground services; these particular insurance companies are giving a much reduced rate for below ground services which lowers the costs considerably.

FUS (Fire Underwriting Survey) rates were discussed as every city/town in Canada is rated Westbank area is a 6, where Kelowna is a 4 (the lower number the better the rating). This FUS affects the cost of insurance. A write up on this can be found at <http://www.mwcommunity.com/DOCUMENTS/FUS%20Scope%2003-10-04.pdf>

The best insurance buy is a person insuring their own single family dwelling. Also a homeowner does not own their underground services and they are owned by, serviced, maintained and insured by whatever city they live in. In a strata situation or a complex

such as Sonoma Pines everything inside the outside parameters of the property are owned by Sonoma Pines and are insured collectively.

Ellen Young specializes in Strata insurance and is in constant communication with Insurance Companies looking into the cost and coverage's on behalf of Boards ensuring that Sonoma Pines is receiving the very best pricing possible.

Should any one wish to contact Ellen Young with any additional questions she can be reached at 250-762-2217 or ellen.young@westernfg.ca

The Board would like to extend a very big Thank You to Ellen for her time spent at the Board meeting and all her hard work to ensure that the home owners are getting the best possible service for the best cost possible.

Board Meeting Called to order – 9:45am

Committee Updates

1. Landscape Committee:

Phase 6, 3872-3880 Sonoma Pines Drive has had there first initial walk through completed and all deficiencies have been recorded and sent to all necessary parties. The landscape as such has been turned over to Alternative Landscape on the agreement that Rykon and United Irrigation will complete all out standing items by August 25 and the final walk through should take place on August 27; after which all parties will sign off on the addresses being completed.

Phase 4, 5A and 5B Multi Family has completed there final landscape and irrigation walk through and the landscape committee, Rykon Construction, Rykon Group and United Irrigation have all signed off on behalf of all the home owners in those phases. With the sign off's being completed it is now the home owners cost and responsibility should any repairs be required with in the budget of "repairs and maintenance" is where the funds will be drawn from. The Board has requested a repair cost sheet from both United Irrigation and Alternative, United has yet to provide the Board with those costs. Alternative has provided theses estimated costs for repairs: **"All irrigation repairs in town homes are \$20.00 call out charge plus parts and labor, if we can do all repairs on one day per week would make the most sense."**

Action Item – corix to follow up again with United Irrigation regarding the repair cost sheet.

WFN and lighting project has been put on hold by the landscape committee as they were unaware that the project and beautification upgrades and project were to be completed by May 2009.



Existing Business

1. Issue at 3805 Sonoma Pines – Weekly Rentals:

The home owner at 3805 has been renting his unit out weekly, as such he is in controversy to the rules and regulations of Sonoma Pines.

Use of property

3. (1) *An owner, tenant, occupant or visitor must not use a lot, the common property or common assets in a way that:*
- (a) *causes a nuisance or hazard to another person,*
 - (b) *causes unreasonable noise,*
 - (c) *unreasonably interferes with the rights of other persons to use and enjoy the common property, common assets or another lot,*
 - (d) *is illegal, or*
 - (e) ***is contrary to a purpose for which the lot or common property is intended as shown expressly or by necessary implication on or by the overall development plan.***

As the development is not zoned as commercial property or for commercial rentals there are no weekly, monthly, by monthly rentals (etc.) that would be viewed as a resort type of community. The home owner has been notified twice and asked to cease and dismiss from this type of activity immediately, but should he wish to do a long term rental that would be acceptable. Revenue Canada has been notified and will be contacting the home owner for payment of back taxes on this rental unit.

2. Towing:

The Board has agreed on a towing company should any parking violation continue. The Board has yet to decide on what Board members will be the contact for call in.

Action Item - Marc to determine what Board members will have access to the towing company.

3. Parking Passes:

Corix has received a quote to have parking passes made; the cost is \$1.50 per laminated pass. It is recommended that should a home owner require a parking pass that a deposit of \$1.50 is collected to cover the costs should any not be returned. The Board has not yet decided who will be in charge of passing out, collecting and recording the details of each pass.

Action Item – Board to find a volunteer for this committee, and decide how many passes to have made up.

4. No Parking Signs:

The Board received a quote for No parking signs to be made, but have not decided how many will be purchased or where to place them in the development.

Action Item – Board to decide how many signs to be made and where to place.

5. Security Cameras:

The Board has to still look at cost and placement.

Action Item – Marc to look into costs.

6. Club House Park Area:

Rykon Group has decided that they will spray Rye Grass on the future club house area to help with dust, a time line has not yet been determined.



7. Boucherie Gates:

Rykon Group is still waiting for final quotes to come in. Marc brought up the question about access for Emergency vehicles and how they would gain access. Marc recommended that a code be implemented and been distributed to all emergency divisions once the gates are installed.

ACTION ITEMS

- Repair Quotes from United - Corix to follow up again with United irrigation regarding the repair cost sheet
- Towing - Marc to determine what Board members will have access to the towing company.
- Parking Passes - Board to find a volunteer for this committee, and decide how many passes to have made up.
- No Parking signs - Board to decide how many signs to be made up and where to place.
- Security Cameras – marc to look into costs.

Home Owner New Requests & Responses:

3800 Siringo Lane – request to install a hot tub on bottom back deck

Approved
Letter Sent

Home Owner Non-Compliance Letter Responses:

3909 Sonoma Pines Drive – requested that tenant remove garbage and debris from back patio area.

Letter Sent
August 10, 2009

3805 Sonoma Pines Drive – weekly rental

Letter Sent
August 5 and
24, 2009

Next Meeting September 22, 2009 at **9:30am** at Two Eagles Private Dining Room
Adjournment at 11:37 am – Orville Wright

Multi Family Board Contact Information:

Chair	Marc Slabotsky	slabotsky@shaw.ca	250-768-0969
Director of Finance	Mike Barrett	mike.barrett@shaw.ca	250-452-9890
Director	Joe Farkas	jandmfarkas@shaw.ca	250-768-4125
Director	Orville Wright	ow@fea.net	250-769-2378
Director	Bob Wiltshire	highview1@shaw.ca	250-768-3512
Director			

All owners with dogs must keep them on a leash at all times and remember to pick up after your dog each and every time.



Please contact Corix Utilities if you have changed your contact information or email address, thank you.

Welcome

Corix Utilities would like to welcome all new home owners to Sonoma Pines, if you have any questions please do not hesitate to contact our office, 250-765-4931 or Sonoma.pines@corix.com

All home owners who have access to a computer can access the Sonoma Pines web site by going to www.livingatsonoma.com pass word and user name are both **sonomapines**, check it out as there is some great information there.

Please note that WFN bylaw officers will be on site daily to supervise WFN bylaw in factures. To find out more about the WFN bylaws please visit www.wfn.ca for all the details.

If you have any RV inquires or any home owner requests you wish to submit, please send them to Corix Utilities sonoma.pines@corix.com attention Bonnie-Lee Hansen or call 250-765-4931. Thank you



Your minutes are below, keeping going



Minutes of the SPHOM Board Meeting
August 27, 2009 9:00 AM
Location – Two Eagles, Westbank, BC

Attendees:	Board of Directors SPHOM		
	Chair	Mike Barrett	Bonnie-Lee Hansen Corix
	Vice Chair	Dave Gingras	
	Director of Finance	Helene Barrett	
Block Watch Committee	Director	Joel Young	
Snow Committee	Director	Cecil Harder	Paul Perschon Rykon
ABSENT	Director	Joe Farkas	Bill Eager Rykon
	Director	Eileen Lugossy	

Home Owner Request

Guest – Garth Dietrick 4148 Solana Place, Tim Irwin (United Irrigation) and Dustin (United Irrigation)

Garth Dietrick was asked to have a few moments of the Board time to discuss his out of compliance letter that he received from the Board regarding the Columnar Aspen Trees that he planted in his newly remodelled back yard. He brought two employees from United irrigation to help answer any questions that the Board might have. Garth submitted a home owner request to the Board in July and was given approval to move ahead in Mid July. The trees that were noted in the request were not planted and so the Board had requested that they be removed. After much discussion the Board voted 4 to 1 against Mr. Dietrick keeping the current trees planted. The Board has requested that he remove them by September 13, 2009 and to resubmit a request should he choose to replant any.

Board Meeting called to order @ 9:17 AM – Mike Barrett

Motion to Accept the Agenda

Dave Gingras moved to accept the agenda.....passed

Motion to accept minutes from July 23, 2009

Cecil Harder moved to accept the minutes.....passed

Minutes taken by Bonnie-Lee Hansen

Committee Reports:

1. Snow Removal Committee Update: Cecil Harder

The snow removal committee asked that Corix place the RFQ bid for the Snow Removal Contract in the Okanagan Newspaper and the Westside Times, and that all interested parties submit their bid by 3:00 pm Tuesday August 25, 2009.

Four interested parties requested the bid package but only 2 companies sent in their proposal by the deadline date. The snow removal committee reviewed both bid

packages and submitted their recommendation to the Board for their approval and the Board has voted to accept the recommendation to accept the Bid package from Brantal Contracting for the 2009-2010 snow removal.



2. **Landscape Committee: Mike Barrett**

Phase 5B Single Family and Phase 6, 3872-3880 Sonoma Pines Drive has had their first initial walk through completed and all deficiencies have been recorded and sent to all necessary parties. The landscape as such has been turned over to Alternative Landscape on the agreement that Rykon and United Irrigation will complete all outstanding items by August 25 and the final walk through should take place on August 27; after which all parties will sign off on the addresses being completed.

Phase 4, 5A Multi Family has completed their final landscape and irrigation walk through and the landscape committee, Rykon Construction, Rykon Group and United Irrigation have all signed off on behalf of all the home owners in those phases. With the sign off's being completed it is now the home owners cost and responsibility should any repairs be required with in the budget of "repairs and maintenance" is where the funds will be drawn from. The Board has requested a repair cost sheet from both United Irrigation and Alternative, United has yet to provide the Board with those costs. Alternative has provided these estimated costs for repairs: **"All irrigation repairs in town homes are \$20.00 call out charge plus parts and labor, if we can do all repairs on one day per week would make the most sense."**

WFN and lighting project has been put on hold by the landscape committee as they were unaware that the project and beautification upgrades and project were to be completed by May 2009.



Fence Painting

The fence painting has been completed; there was 60 extra gallons of paint that was required so the Board authorized 30 extra gallons. The Board would like to extend a big thank you to John Rohde for doing an exceptional job on this project.

Dave Gingras noticed that from the front entrance to phase 1 there are about 10 panels that are beginning to flake and has requested that the Board ask John for a quote to see what the cost would be to complete that area.

There is couch grass that has been noticed around the front entrance area of the development and up Mesa Vista Court and seems to be taking over some of those areas. It is also starting to come up along Sonoma Pines Drive in between the cracks in the concrete. The only way to get rid of this type of bad grass is to use round up and kill everything within a 2 foot radius. One option that was recommended is to use the round up for the 2 feet and replace it with rock or gravel. The Board will meet on site following this meeting to look at it and come up with a solution and decision.

There is a spot where Alternative has removed a dead tree at the front entrance and a new one will need to be placed. Eileen Lugossy will investigate the type of new tree that

will be planted and inform Corix of her decision so that Alternative can provide the Board with a quote to plant the tree.

Alternative submitted a cost of \$10.00 to the Board to place a hose bib and tie off strap to the Single Family Irrigation Clocks for fall blow out, however the Board has voted against this cost of this project.

Alternative have asked that all irrigation Single Family irrigation be turned off by October 1, 2009 so that irrigation blow outs can begin. The Board feel that this date is to early and has asked Corix to contact Alternative to postpone the date to not earlier that October 15, 2009. Alternative is willing to wait to at least October 9 for the SF home owner to turn off their irrigation in order to allow them enough time to complete all the blow outs successfully before frost.

3. Block Watch Committee Update: Joel Young

Joel Young currently has 6 Block Watch Members and each captain has received their manuals; Joel is hoping to have a meeting date set for next week with all the captains. Joel Young and Paul Perschon have hung up all the Block Watch signs in Sonoma Pines and hope that this will start to deter individuals from the Sonoma Pines development. Block Watch is still looking for volunteer members in phase 5B & 6 multi family as well as phase 5B single family; if any one is interested in volunteering to help make Sonoma Pines a much safer community for all, please contact Joel Young at eagleyoung@shaw.ca or 250-707-3854.



The Board will be providing Two Eagles Golf Course with a letter regarding the golfers trespassing on Sonoma Pines home owners land.

Existing Business

1. Sidewalk Damage

Rykon has been investigating the reason behind the damage, flaking, to some sections of the sidewalks in Phase 5B. An updated will be given to the board once the report of the core sample results are returned from Vancouver.

2. Phase 3 Gates

Rykon Group will be providing an install schedule in September 2009.

3. Reserve Fund Split

Corix Utilities is currently working on completing the reserve fund split between the Multi and Single Family. Corix is working on going back to the beginning as indicated in the AGM minutes.

New Business

1. Wooden Gates at Both sides of Front Entrance

The wooden gates at the turn around at the front entrance are still being damaged by the wind. The Board has recommended that a concrete pad be laid so that steel pins can be installed. Rykon Group has agreed to look into this cost.

Action Items:

1. **Irrigation Repairs and Service Requests:** Mike Barrett and Jim Kay still to redo a letter to the home owners to inform them of the process, contact names and numbers for irrigation and landscape issues and concerns.
2. **Wooden gates at turn around:** Rykon Group
3. **Trespassing Letter to Two Eagles:** Board to provide letter
4. **Investigate the type of new tree that will be planted:** Eileen Lugossy will complete and provide Corix with information.

HOMEOWNER Requests & Correspondence:

2236 & 2234 Terrero – install a Japanese red maple in the back garden between both homes

Denied
asked to
Resubmit

HOMEOWNER Out of Compliance & Correspondence:

2200 Terrero – Outside black painted cedar beams

2nd letter's sent
to home owner

4148 Solana – Trees to be removed & resubmit request

Letter sent to
home owner

Next Meeting – September 24, 2009 9:00am at Two Eagles Private dining room

Adjourn Meeting – 11:47 am Dave Gingras



Resignation from Board: Helene Barrett has submitted her resignation from the Board of Directors

Please note that your Board of Directors are as Follows:

Chair	Mike Barrett	mike.barrett@shaw.ca
Vice Chair	Dave Gingras	dg0300@telus.net
Director	Cecil Harder	vcharder@shaw.ca
Director	Joel Young	eagleyoung@shaw.ca
Director	Joe Farkas	jandmfarkas@shaw.ca
Director	Eileen Lugossy	eileenlugossy@yahoo.ca

All owners with dogs must keep them on a leash at all times and remember to pick up after your dog each and every time.



If you have any RV inquires or any home owner requests you wish to submit, please send them to Corix Utilities sonoma.pines@corix.com attention Bonnie-Lee Hansen or call 250-765-4931. Thank you



Any multi family home owners that have any irrigation concerns should contact Corix Utilities directly.

Please contact Corix Utilities if you have changed your contact information or email address, thank you.

All home owners who have access to a computer can access the Sonoma Pines web site by going to www.livingatsonoma.com pass word and user name are both **sonomapines**, check it out as there is some great information there.

Please note that fall blow outs of all irrigation systems will begin on October 13, 2009. Thank you



Keep going your minutes are below.....



Minutes of the SPMFM Multi-Family Board Meeting
9:30am Tuesday September 22, 2009
Location – Two Eagles Private Dinning Room

<u>Attendees:</u>		<u>Guests:</u>
	Marc Slabotsky Chair	Bonnie-Lee Hansen Corix
	Mike Barrett Director of Finance	
	Joe Farkas Director	
	Orville Wright Director	Paul Perschon Rykon
	Bob Wiltshire Director	
	Diane Newton Director	

Meeting called to order @ 9:36am

Minutes taken by: Bonnie-Lee Hansen

Motion to Accept the Agenda – Mike Barrett

Motion to Accept Minutes from August 20, 2009 – Bob Wiltshire

Committee Updates

1. **Common Board Update:** Joe Farkas
 Snow Removal contractor has been hired, contract will be signed when legal has completed the details.

2. **Landscape Committee:** Mike Barrett
 3855 Sonoma Pines Drive had some dead turf removed by United, they replaced with bark mulch and a dead bush. Home owners are unhappy with this job. Mike Barrett will contact united irrigation for further details. - Done

2158 & 2156 Serrento Lane has a rock area between the two houses that is a very steep terrain and the Board is worried about safety and liability as this is not a access area for golfers, contractors and other workers. Paul Perschon was asked to address this with Rykon Construction and respond back to Marc Slabotsky to see if a solution can be made so that no one can access this area. There was a recommendation of making that area into a flower bed or placing large boulders there.

Please see attachment for further details

Existing Business

1. Parking Passes

Corix will be providing the Board with a template for a parking pass, once the Board has approved the template Corix will have the passes made. Bob Wiltshire will be in charge of issuing the parking passes as requested from home owner. Home owner should note that should a pass not be returned on the indicated date for return that a \$25.00 fine will be implemented. Corix will send out a notice to all home owners once the parking passes are available. – Provided to the Board

2. Towing for Violation of Parking

The Board has contacted Del Oro towing and will have all vehicles that are in violation of the parking rules and reg's towed through them. The Board has asked that Corix Utilities act on their behalf and make any calls should a vehicle need to be towed. – On going

New Business

1. Concrete Issues

Rykon Group has taken core samples to identify the concrete issues in different areas in Sonoma Pines. The results are still being processed and should any home owners have any questions or concerns on this matter to please contact Rykon Group directly.

2. Gutter Issues

It appears that some home owners are experiencing some concerns regarding the gutters. The Board has been made aware of this and after much investigation it appears that many of the pop up valves have been covered by the turf. If you are a home owner with this problem the Board would like you to please take a hose, place it in one of your gutters and watch and listen to where the water flow goes. It should be somewhere close to the edge of the turf near the driveway that the water goes to. Once you locate the spot you will locate your pop up valve; please cut a hole in the turf around the valve and this will eliminate most of the gutter issues. Should any home owners require assistance on this please contact Mike Barrett at 250-452-9890.

3. Newsletter

Tracy Wall has volunteered to create the 2009-2010 winter and spring newsletter, please keep your eye out for it next month.



ACTION ITEMS

- **Mike Barrett to contact United Irrigation in regards to 3855 Sonoma Pines Drive.** - Done
- **Corix Utilities to contact Towing Company and set up the password.** - Done
- **Parking Passes – Corix provided Board with template for approval. Once approved Corix will have them made and distributed to Bob Wilshire.** - Waiting on approval
- **Man hole cover needs to be repaired – S.P Drive up from Alvarado Trail but before Terrero.** - Corix is working with Rykon to resolve

Home Owner New Requests & Responses:

2160 Serrento Lane – request for additional exterior outlet

Approved

Home Owner Non-Compliance Letter Responses:

Next Meeting November 19, 2009 at **9:00am** at Two Eagles Private Dinning Room
Adjournment at 11:32 am – Bob Wiltshire

Multi Family Board Contact Information:

Chair	Marc Slabotsky	slabotsky@shaw.ca	250-768-0969
Director of Finance	Mike Barrett	mike.barrett@shaw.ca	250-452-9890
Director	Joe Farkas	jandmfarkas@shaw.ca	250-768-4125
Director	Orville Wright	ow@fea.net	250-769-2378
Director	Bob Wiltshire	highview1@shaw.ca	250-768-3512
Director	Diane Murray-Newton	dmnewton@sha.ca	250-768-9838



All owners with dogs must keep them on a leash at all times and remember to pick up after your dog each and every time.



Please contact Corix Utilities if you have changed your contact information or email address, thank you.

Welcome

Corix Utilities would like to welcome all new home owners to Sonoma Pines, if you have any questions please do not hesitate to contact our office, 250-765-4931 or Sonoma.pines@corix.com

All home owners who have access to a computer can access the Sonoma Pines web site by going to www.livingatsonoma.com pass word and user name are both **sonomapines**, check it out as there is some great information there.

Please note that Sonoma Pines Block Watch **EMERGENCY CONTACT INFORMATION** is as follows: **RICHARD JOHNS** – Law Enforcement Officer, Westbank First Nation 250-768-0227 / 250-717-6147 cell – rjohns@wfn.ca.

If you have any RV inquires or any home owner requests you wish to submit, please send them to Corix Utilities sonoma.pines@corix.com attention Bonnie-Lee Hansen or call 250-765-4931. Thank you



Your minutes are below, keeping going



Minutes of the SPHOM Board Meeting
September 24, 2009 9:00 AM
Location – Two Eagles, Westbank, BC

<u>Attendees:</u>	Board of Directors SPHOM		
	Chair	Mike Barrett	Bonnie-Lee Hansen Corix
	Vice Chair	Dave Gingras	
	Director	Eileen Lugossy	
Block Watch Committee	Director	Joel Young	
Snow Committee	Director	Cecil Harder	Paul Perschon Rykon
MF Rep	Director	Joe Farkas	Guest Chris Hansen -
			WFN Advisory Council

Guest – Chris Hansen WFN Advisory Council

The Board invited Chris Hansen to speak on the role of the WFN Advisory Council. The Council meets on the first Tuesday of every month; and encouraged the Board to contact him at any time should there be any items that they wish him to bring before the Advisory Council. One of the items that was brought up was the snow removal and is it covered by WFN taxes.

Board Meeting called to order @ 9:40 AM – Mike Barrett

Motion to Accept the Agenda

Bonnie-Lee Hansen moved to amend the agenda and remove Helene Barrett's name from the attendees list. **Dave Gingras moved to accept the amended agenda.....passed**

Motion to accept minutes from August 27, 2009

Dave Gingras moved to accept the minutes.....passed

Minutes taken by Bonnie-Lee Hansen

Committee Reports:

1. **Multi Family Update – Joe Farkas**
 Joe noted that Bob Wiltshire has volunteered to put up the lights at the front entrance, this was completed on September 30 with help from Dave Gingras, Ed Murray, Joe Farkas and Bonnie-Lee Hansen.

2. **Landscape Committee: Mike Barrett**
 The lawn area in phase 1 that has couch grass was addressed and the Mike Barrett has made a motion.
Motion: to proceed with getting a firm quote for replacing it and changing the 2nd Island irrigation and turf.
Motion to accept: All
Motion Passed

2a. Fence Painting

The Board looked into having 10 additional panels painted in phase 1; the additional costs are still within the budgeted amount and would be \$392.00.

Motion: to accept the 10 additional panels to be painted once the irrigation is blown out, and allow John Rohde to do the job for the quoted price. Dave Gingras

Motion to accept: All

Motion Passed

The fence on Sonoma Pines Drive was discussed "is it private or common area fence?" The additional costs to have that area of fence painted would be approximately \$69.40 per panel for both sides; the Board will look into this being completed for next year.

Please see attached insert from the Landscape Committee for additional details.

3. Block Watch Committee Update: Joel Young

Joel Young is proud to announce that there are now co-captains for all the phases in Sonoma Pines. Joel will be sending a site and phase map to all the captains at which time the captains will be contacting all home owners for their phase to brief and update them.

Joel Young will be scheduling the education work shops shortly, so please watch for more information to come on this item.

Richard Johns from WFN has been contacted by Joel Young and has agreed to commence patrolling Sonoma Pines Development every other day once a sign for parking and speed is installed at the front entrance. Please note the following:

EMERGENCY CONTACT INFORMATION: RICHARD JOHNS – Law Enforcement Officer, Westbank First Nation 250-768-0227 / 250-717-6147 cell or email address rjohns@wfn.ca

Should you have any questions or concerns regarding Block Watch please contact Joel Young at eagleyoung@shaw.ca or 250-707-3854.

4. Snow Removal Contract

The snow removal contract has been finalized and sent to Corix's legal department and once it has been completed by the legal department all parties will need to sign the agreement.

Existing Business

1. Sidewalk Damage

Rykon has been investigating the reason behind the damage, flaking, to some sections of the sidewalks; Rykon Group is still waiting on the core sample results to be returned from Vancouver.

2. Phase 3 Gates

Rykon Group has approved of the quote for the Phase 3 gates and is now waiting on the project plan and delivery of the system.

3. Boucherie Gates

Rykon Group has informed the Board that the gates that were to be installed at Boucherie Road will not be installed this year.

4. Wooden Gates on both sides of Front Entrance

The wooden gates at the turn around at the front entrance are still being damaged by the wind. The Board has recommended that a concrete pad be laid so that steel pins can be installed, and has asked that Rykon Group have this completed by the next meeting.

New Business

1. Opening on The Board of Directors

Please note that there are now two spots on the Board of Directors that have become available and the Board encourages all home owners to be apart of bettering the community. If you are available to meet once a month for about 2 hours then please send your name and contact information to Corix utilities at sonoma.pines@corix.com; the Board is eager to fill the position.



2. Newsletter

Tracy Wall has volunteered to create the 2009-2010 winter and spring newsletter, please keep your eye out for it next month.

3. Petty Cash

The Board has made a motion;



Motion: to request a petty cash allowance of \$200.00

All in Favour: All

Motion Passed

Corix Utilities will contact AP and look into having this completed.

Action Items:

1. **Irrigation Repairs and Service Requests:** Mike Barrett and Jim Kay still to redo a letter to the home owners to inform them of the process, contact names and numbers for irrigation and landscape issues and concerns.
2. **Wooden gates at turn around:** Rykon Group
3. **Trespassing Letter to Two Eagles:** Board to provide letter
4. **Petty Cash:** Corix Utilities will contact AP and look into having this completed

HOMEOWNER Requests & Correspondence:

4134 Solana – request to paint outside cedar panels black

Denied
Letter Sent

2281 Pine Vista – request to install solar tube in den

Approved
Letter Sent

2407 Mesa Vista – request to remove some plants and add rock

Approved
Letter Sent

HOMEOWNER Out of Compliance & Correspondence:

3686 Sonoma Pines - out of compliance, noise complaints

Letter Sent to
Owner, tenants
& P.Manager

Next Meeting – November 12, 2009 9:00am at Two Eagles Private dining room

Adjourn Meeting – 11:16 am Dave Gingras



Please note that Mike Barrett, Chair of the Common Board has resigned as of Friday October 9, 2009.

Please note that your Board of Directors are as Follows:

Vice Chair	Dave Gingras	dg0300@telus.net
Director	Cecil Harder	vcharder@shaw.ca
Director	Joel Young	eagleyoung@shaw.ca
Director	Joe Farkas	jandmfarkas@shaw.ca
Director	Eileen Lugossy	eileenlugossy@yahoo.ca



All owners with dogs must keep them on a leash at all times and **remember to pick up after your dog each and every time.**



Please contact Corix Utilities if you have changed your contact information or email address, thank you.

Welcome

Corix Utilities would like to all new home owners to Sonoma Pines, if you have any questions please do not hesitate to contact our office, 250-765-4931 or email us at sonoma.pines@corix.com

All home owners who have access to a computer can access the Sonoma Pines web site by going to www.livingatsonoma.com. pass word and user name are both **sonomapines**, check it out as there is some great information there.

Please note that Sonoma Pines Block Watch **EMERGENCY CONTACT INFORMATION** is as follows: **RICHARD JOHNS** – Law Enforcement Officer, Westbank First Nation 250-768-0227 / 250-717-6147 cell – rjohns@wfn.ca.

If you have any RV inquires or any home owner requests you wish to submit, please send them to Corix Utilities sonoma.pines@corix.com attention Bonnie-Lee Hansen or call **250-765-4931**. Thank you



Your minutes are below, keep on going



Minutes of the SPHOM Board Meeting
November 12, 2009 9:00 AM
Location – Two Eagles, Westbank, BC

Attendees:	Board of Directors SPHOM		Guests	
	Chair	Vacant	Bonnie-Lee Hansen	Corix
	Vice Chair	Dave Gingras		
	Director	Eileen Lugossy		
Block Watch Committee	Director	Joel Young - ABSENT		
Snow Committee	Director	Cecil Harder	Paul Perschon	Rykon
MF Rep	Director	Joe Farkas - ABSENT		
Landscape Comm. Common	Director	Ingrid Kirchin		
	Director	Jane Perrault		

Board Meeting called to order @ 9:09 AM – Dave Gingras

Motion to Accept the Agenda

Eileen Lugossy moved to accept the minutes.....passed

Motion to accept minutes from September 24, 2009

Dave Gingras moved to accept the minutes.....passed

Minutes taken by Bonnie-Lee Hansen Corix Utilities

New Members: Standard of Care

Approved, signed and agreed to by the two new members to the Board of Directors.
 Ingrid Kirchin and Jane Perrault

Committee Reports:

1. **Multi Family Update** – Joe Farkas
 No updates available at this time.

2. **Landscape Committee:**
 Ingrid Kirchin joined the landscape committee to take on all common issues with Mike Barrett from the Multi Family committee and Jim Kay as Chair. Should you have any common landscape questions or concerns, please feel free to contact Ingrid Kirchin at 250-768-8008 or inksy@shaw.ca.



Couch Grass – A portion of Mesa Vista has had some of the couch grass removed by hand, a big thank you to Mr. Riordan. Thank you so much for all your help and assistance on this landscape issue. The center island coming into Sonoma Pines also has a massive amount of the couch grass in it. It was suggested earlier this summer that the grass be removed, irrigation be altered and gravel be laid to help reduce this occurrence in the future. The Board will be looking into these two locations at spring start up.

3. **Block Watch Committee Update:** Joel Young
No updates available at this time.
4. **Snow Removal Committee Update:** Cecil Harder
The snow removal contract has been signed off on by all parties, and is in effect for the winter season. Should you have any questions or concerns please contact your snow removal committee chair, Cecil Harder at 250-768-5896 or vcharder@shaw.ca.
5. **Financial Committee Update:** Mike Barrett
Please see attached 2nd quarter financial documents. Should you have any questions please contact Mike Barrett, Financial Committee Chair or Corix Utilities.



If you are interested in sitting on the finance committee for the Common Board please email your name and information to Corix Utilities at sonoma.pines@corix.com.

Existing Business

1. **Phase 3 Gates**
Phase 3 gates are now in the process of being installed. Please be careful when entering or leaving Solana Place at Sonoma Pines Drive as there are workers and dividers at both access points on Solana.



2. **Boucherie Gates**
Rykon Group has informed the Board that the gates that were to be installed at Boucherie Road will not be installed this year.
3. **Sidewalk Damage**
Rykon has provided the Board with the completed report findings; it was decided that more discussion will be needed at which time the Board will provide the home owners with the information.

Motion: To have Rykon Group send report findings to both Alternative Landscape and Global Snow Removal.
Motion Made: Dave Gingras
All in favour: All
Motion Passed
Action: Paul Perschon will forward the information
4. **Wooden Gates on both sides of Front Entrance**
Repairs not completed - Rykon Group has requested that Rykon Construction complete the work as soon as possible.
5. **Fence Painting**
The Board approved the painting of the 10 additional panel's in phase 1 near front entrance, but due to the weather this might need to be postponed till the spring of 2010.

6. **Petty Cash**

Corix has received confirmation that a petty cash check will be issued to them for the Common Board and that Corix will maintain and track it for the Board.



New Business



1. **Newsletter**

The Board would like to express many thanks to Tracy Wall for all her hard work and time that she spent creating this years fall and winter Newsletter. Please see attached for all the exciting details.

2. **Water Metering**

No updates available at this time. Corix is waiting to receive information from WFN on this and will keep the Board informed.

3. **Fence Painting on Privacy Fence Areas**

The fences at Sonoma Pines were discussed. The question was “is it private or common area fence?” The Board will continue to discuss and look into, and have asked that a fence committee be formed. New member Jane Perrault will head up this committee.

4.  **Noise Complaints** 

If any home owners have any noise complaints the Board asks that you contact the RCMP directly at 250-762-3300.

5. **RV Park**

Please note that the RV lock was found broken and Corix was asked to replace it. All current renters will still be able to use the key that they have. If you notice that the RV park is left open please contact Corix Utilities or Cecil Harder who is Corix’s on site contact.

6. **New Chair Person Elected**

Eileen Lugossy has been elected as the new Chair for the Common Board of Directors.

Action Items:

1. **Repair the 2 side gates at Front Entrance:** Paul Perschon to ensure that the work gets completed
2. **Sidewalk Damage:** Paul Perschon to ensure that the information is sent to Alternative and Global
3. **Petty Cash:** Corix Utilities will maintain

HOMEOWNER Requests & Correspondence:

2284 Pine Vista – request to install solar tube in bathroom

**Approved
Letter Sent**

HOMEOWNER Out of Compliance & Correspondence:

Next Meeting – December 10, 2009 9:00am at Two Eagles Private dining room



Adjourn Meeting – 11:05am Dave Gingras

Please note that your Common Board of Directors are as Follows:

Director	Eileen Lugossy	eileenlugossy@shaw.ca
Vice Chair	Dave Gingras	dg0300@telus.net
Director	Cecil Harder	vcharder@shaw.ca
Director	Joel Young	eagleyoung@shaw.ca
Director	Joe Farkas	jandmfarkas@shaw.ca
Director	Ingrid Kirchin	inksy@shaw.ca
Director	Jane Perrault	jas44@shaw.ca



All owners with dogs must keep them on a leash at all times and
remember to pick up after your dog
each and every time.



Please contact Corix Utilities if you have changed your contact information or email address, thank you.

Welcome

Corix Utilities would like to welcome all new home owners to Sonoma Pines, if you have any questions please do not hesitate to contact our office, 250-765-4931 or email us at sonoma.pines@corix.com

All home owners who have access to a computer can access the Sonoma Pines web site by going to www.livingatsonoma.com pass word and user name are both **sonomapines**, check it out as there is some great information there.

If you have any RV inquires or any home owner requests you wish to submit, please send them to Corix Utilities sonoma.pines@corix.com attention Bonnie-Lee Hansen or call **250-765-4931**. Thank you



Your minutes are below, keep on going....



**Minutes of the Sonoma Pines Multi Family Management SPMFM Board Meeting
 9:00am Tuesday November 17, 2009
 Location – Two Eagles Private Dining Room**

<u>Attendees:</u>		<u>Guests:</u>
	Marc Slabotsky Chair	Bonnie-Lee Hansen Corix
Landscape Committee	Mike Barrett Director of Finance	
	Joe Farkas Director	
ABSENT	Orville Wright Director	Paul Perschon ABSENT Rykon
	Bob Wiltshire Director	
ABSENT	Diane Newton Director	

Board Meeting called to order @ 9:04 AM – Marc Slabotsky

Motion to accept the Agenda

Bob Wiltshire moved to accept the minutes.....passed

Motion to accept minutes from September 22, 2009

Joe Farkas moved to accept the minutes.....passed

Minutes taken by Bonnie-Lee Hansen Corix Utilities

Note: meeting on November 10 was rescheduled to November 17 as only two members were present.

Committee Updates

- Common Board Update:** Joe Farkas
No updates available at this time.
- Landscape Committee:** Mike Barrett
Committee **moved:** That a proposal is made to Alternative to revise time line of the Multi Family section of the Landscape Maintenance Contract to March 15 – October 15. This will shorten the contract by one month. The landscape committee believes that this would better suit the needs of the multi family homes.
Seconded: Bob Wiltshire
All in Favour: All
Motion Passed
Action: The Board has requested that Corix Utilities contact Alternative Landscape with this request.



The pot hole on Sonoma Pines just before Alvarado Trail is being addressed. The cause of this was due to a faulty valve that was leaking. The valve has been closed and Protech, "Rykon Construction's Engineer" will be addressing this in the near future.

3. Financial Committee

Finance committee **moved:** to accept 2nd quarter financials.

Seconded: Joe Farkas

All in Favour: All

Motion Passed

Please see attached copy of financials.

Existing Business

1. Parking Passes

Marc Slabotsky has designed a parking pass for the multi family home owners, and will be distributing them to Bob Wiltshire to manage. All home owners or tenants that have long term guests will be required to contact Bob for a pass, 250-768-3512 or highview1@shaw.ca. If the passes are not displayed in the windshield when parking in a visitor stall the vehicle may be towed without further notice at the owner's expense.

2. Cedar Trim on Homes

The Board is addressing several issues that have come up regarding the cedar trim on some of the Multi Family homes and will present at the AGM.

3. Down Spouts and Pop Up Valves

The pop up valves are being addressed by the Board and will be brought to the home owners at the AGM.

ACTION ITEMS

Parking Passes – Marc will send Bob the parking passes and spread sheet for the home owner details

Cedar Trim – To address at AGM

Pop up valve – to be addressed at AGM

Q & A for AGM – Corix to place in 2010 AGM package

Landscape Proposal – Corix to send to Alternative on the Boards behalf

Home Owner New Requests & Responses:

2160 Serrento Lane – request to place fountain in garden bed

**Approved
Letter sent**



Home Owner Non-Compliance Letter Responses:

Next Meeting **March 10, 2010 at 9:00am** at Two Eagles Private Dining Room
Adjournment at 10:42 am – Marc Slabotsky



Multi Family Board Contact Information:

Chair	Marc Slabotsky	slabotsky@shaw.ca	250-768-0969
Director	Mike Barrett	mike.barrett@shaw.ca	250-452-9890
Director	Joe Farkas	jandmfarkas@shaw.ca	250-768-4125
Director	Orville Wright	ow@fea.net	250-769-2378
Director	Bob Wiltshire	highview1@shaw.ca	250-768-3512
Director	Diane Murray-Newton	dmnewton@sha.ca	250-768-9838

**The Multi Family Board of Directors would like to wish you
and your family warm wishes over the Holiday Season, and all
the very best in the 2010 Year.**



Do not park on the road during the snow season. The snow ploughs must be able to clear the streets at all times. Thank you

All owners with dogs must keep them on a leash at all times and **remember to pick up after your dog each and every time.**

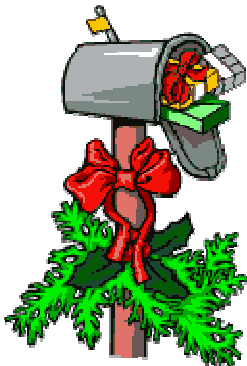


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If you have any RV inquires or any home owner requests you wish to submit, please send them to Corix Utilities sonoma.pines@corix.com attention Bonnie-Lee Hansen or call 250-765-4931. Thank you



Your minutes are below, keep on going



Minutes of the SPHOM Board Meeting
December 10, 2009 9:00 AM
Location – Two Eagles, Westbank, BC

<u>Attendees:</u>	Board of Directors SPHOM		Guests	
	Chair	Eileen Lugossy	Linda Hamilton	Corix
	Vice Chair	Dave Gingras		
	Director	Jane Perrault		
Block Watch Committee	Director	Joel Young		
Snow Committee	Director	Cecil Harder	Paul Perschon	Rykon
MF Rep	Director	Joe Farkas	Bill Eager	Rykon
Landscape Comm. Common	Director	Ingrid Kirchin		

Board Meeting called to order @ 9:00 AM – Eileen Lugossy

Motion to Accept the Agenda
Dave Gingras moved to accept the Agenda.....passed

Motion to accept minutes from November 12, 2009
Dave Gingras moved to accept the minutes.....passed

Minutes taken by Linda Hamilton Corix Utilities

Committee Reports:

1. **Multi Family Update** – Joe Farkas
 Next Multi Family Board meeting on March 10, 2010.
2. **Landscape Committee:**
 No updates at this time.
3. **Block Watch Committee Update:** Joel Young
 - 1.Meeting with WFN Enforcement & West Kelowna RCMP re patrol & security system has yet to be conducted and is outstanding and proposed to be carried out before months end (Dec.)
 2. Block Watch Committee does not appear to have completed their Sonoma Phase Owners Plans for review by myself and the RCMP. Joel to call meeting in early Jan/2010
 3. Board asked Joel to speak to WFN Enforcement about No Parking sign believed to have been installed by WFN without discussion with Joel or Board Chair.
 4. Joel to obtain cost estimates for "multi-application" sign to be erected at Carrington Rd. for parking, speeding, private community that will allow WFN Enforcement to issue non-compliance tickets.

4. **Snow Removal Committee Update:** Cecil Harder
Any resident wishing to have their drive or walk way shovelled, please contact Kim Smith at 250-878-0003. Her charge is \$15.00 on an on call basis. Should you have any questions or concerns regarding the snow removal please contact your snow removal committee chair, Cecil Harder at 250-768-5896 or vcharder@shaw.ca.
5. **Financial Committee Update:** Corix Utilities
Your 3rd quarter report will be available in January 2010.

Existing Business

1. **Phase 3 Gates**
Phase 3 gates are now in the process of being installed. Please note that the lower entrance to Solana Place will be open during the holidays.
2. **Sidewalk Damage**
The analysis has been completed and a letter has been sent to Global Roadways. Once they respond Paul will provide a report to the Board.
3. **Wooden Gates on both sides of Front Entrance**
Rykon Construction has checked into and feel the best solution is to insert vertical steel posts to support the gates. Rykon will review December 10, 2009 and inform the board.
4. **Fence Painting**
Jane Perrault is investigating the requirements and completing the count.
5. **Water Metering**
WFN is still in transition and have not given Corix a time line or deadline as to when individual billing will begin for residents in Sonoma Pines.
6. **Petty Cash**
Corix has received a check for \$200.00 and will be maintaining it for the Board. The Board has requested that Corix bring the petty cash to each Board meeting.
7. **Privacy Fence**
Board to discuss in January 2010 prior to budget review for 2010-2011.
8. **Concrete Tiles by 1st Mail Boxes**
Dave Gingas made motion to add concrete blocks between sidewalk and curb in the spring of 2010
Motion Passed



New Business

1. **Letter from Doug Kell**
The Chair, Eileen Lugossy and Board member Jane Perrault will meet with Mr. Kell to discuss his concerns regarding the maintenance fees.

2. New Committee

Eileen Lugossy moved to form a Property Management Committee.

Motion Passed

Mandate of committee: To interview and acquire quotes from local licensed Property Management companies to ensure Sonoma Pines Home Owners are receiving the best management and consultation available.

Committee to consist of: 1 Single Family Representative
1 Multi Family Representative
1 Financial Committee Representative

3. Road Cracks in Sonoma Pines Development

Bill Eager will investigate the cracks on Solana Place road and report to the Board at the next meeting. Pine Vista Place is currently being monitored.

4. No Parking Sign on Sonoma Pines Drive

Joel Young will check into with WFN.

5. Front Entrance Landscape

Discussion to include funds in the budget for 2010-2011 to review and possibly simplify the landscape at the front entrance.

Action Items:

1. **Repair the 2 side gates at Front Entrance:** Rykon
2. **Sidewalk Damage:** Paul Perschon will report once he hears from Global
3. **No Parking Sign:** Joel Young

HOMEOWNER Requests & Correspondence:

HOMEOWNER Out of Compliance & Correspondence:

Next Meeting – February 11, 2010, at Two Eagles Private dining room.

Adjourn Meeting – 10:55a m Dave Gingras

Please note that your Common Board of Directors are as Follows:

Director	Eileen Lugossy	eileenlugossy@shaw.ca
Vice Chair	Dave Gingras	dg0300@telus.net
Director	Cecil Harder	vcharder@shaw.ca
Director	Joel Young	eagleyoung@shaw.ca
Director	Joe Farkas	jandmfarkas@shaw.ca
Director	Ingrid Kirchin	insky@shaw.ca
Director	Jane Perrault	jas44@shaw.ca

