



**Sonoma Pines Homeowners Management Ltd.
Board Meeting Minutes
May 3, 2018**

NAME	PORTFOLIO	REPORT TO COUNCIL FOR:	PHONE	EMAIL
John Scott	Chairman	▪ Communications	250-681-5681	jdscott650@gmail.com
Bryon Dickie	Vice Chairman / Treasurer	▪ Finance	250-864-1040	bryondickie@shaw.ca
David Reid	Director	▪ Maintenance	250 826 3751	davidr.strata@gmail.com
Brenda Evans	Secretary	▪	403-803-4334	bevanssonomapines@gmail.com
Bob Scruton	Director	▪ Safety & Security	250-707-4677	b_scruton@telus.net

NAME	PORTFOLIO	PHONE	EMERGENCY	EMAIL
Mike Makin	Strata Manager	250-860-1411	250-860-1411	mmakin@kelownarealestate.com
Kanina Wright	Unlicensed Assistant	778-754-1521	250-860-1411	kwright@kelownarealestate.com

Past minutes of meetings may be found on the Sonoma Pines Website at www.sonomapines.info

Location: Clubhouse, 3999 Sonoma Pines Drive, Westbank, B.C.

Call to Order

The meeting was called to order by John Scott at 9:02 a.m.

Attendance

On behalf of Sonoma Pines Homeowners Association:

Present: John Scott, Brenda Evans, Bob Scruton (via Skype), Bryon Dickie, David Reid

Absent: none

On behalf of Coldwell Banker Horizon Realty:

Mike Makin, Kanina Wright

1) Approve the Agenda – the following item were added to the agenda:

Old Business – upper gate
Alteration Applications - 2107 Verona Lane – landscape alteration

MOTION: The agenda be approved as amended.

Seconded and CARRIED with all in favor.

2) Previous Minutes

MOTION: The minutes for the Board Meeting of April 5, 2018 be approved.

Seconded and CARRIED with all in favor.

3) Presentation by Peter Borszcz of Pihl Law

Bob Scruton lost connectivity and left the meeting at 9:07am

Peter Borszcz did a presentation to the Board. Several items were discussed including preparation for the upcoming AGM. There was a question and answer period where Peter was able to answer the numerous questions raised by the Board. Please watch for the notice to the May 31st Annual General Meeting which will be sent to all homeowners shortly.

Bob Scruton returned to the meeting at 9:15am

Bob Scruton lost connectivity and left the meeting at 10:47am

The Board took a short 3 minute break

4) Presentation by owner of 3689 Sonoma Pines Drive – speed concerns

The owner of 3689 Sonoma Pines Drive did a presentation to the Board regarding speeding concerns and the proposal of speed bumps along Sonoma Pines Drive. The Board agreed to further discuss this concern at a future meeting.

5) Presentation by Dagmar Leunberger-Swift – Dagmar announced her resignation at the end of May as the Chair of the landscape committee. Volunteers are needed for this committee and specifically a landscape chair. A recommendation was made to the Board to hire a full time landscape employee to help with the volume of work required. The Board agreed to further discuss at a future meeting.

6) Correspondence

- a) **Alvarado Trail** – tree height – a revised proposal will be sent out with the agenda for the upcoming AGM.
- b) **Acacia Lane** – curb repair – to be further discussed at upcoming maintenance meeting.
- c) **Homeowners using balcony railings for drying purposes** – there is no rule or regulation related to this. No action required.
- d) **Madera Court** - Make a Wish Snack Tower – the Board discussed and denied this request.
- e) **Madera Court** – lint / vent cleaning – the Board has agreed to proceed with getting quotes and discussing a future maintenance program.

Bob Scruton returned to the meeting at 11:15am

- f) **Mesa Vista Court** – strata plan – Coldwell Banker to respond to the complainant.

7) Committee Reports

- a) **Clubhouse Committee** – report attached
- b) **Communication Committee** – nothing to report
- c) **Finance Committee** –

MOTION: Be it resolved that the Board approves the year end March 2018 financial statements.

Seconded and CARRIED with all in favor.

MOTION: Be it resolved that the Board approves applying the \$17,000 surplus from the common net income and \$5,000 surplus from the multi family net income to the 2018-2019 budget.

Seconded and CARRIED with all in favor.

MOTION: Be it resolved that the Board approve the proposed budget for 2018-2019 for ratification at the upcoming AGM.

Seconded and CARRIED with all in favor.

MOTION: Be it resolved that the Board approves borrowing up to \$160,000 from the Multi Family CRF fund to pay for the insurance premium to be paid back by fiscal year end.

Seconded and CARRIED with all in favor.

- d) **Landscape & Irrigation Committee** – report attached
- e) **Maintenance Committee** – The Board agrees to table the proposed homeowner maintenance schedule attached
- f) **Safety & Security Committee** – report attached
- g) **Social Committee** – nothing to report

h) **Welcome Committee** – report attached

8) **Coldwell Banker Operational Update** – Mike Makin reports that his on-site assistant, Kanina Wright, wishes to give her notice and to move on to other opportunities. Mike has begun a search for a replacement but he wants to take his time in an effort to find the right person. Kanina has offered to stay on but with fewer hours in order to give Mike the opportunity to complete his recruitment. For a temporary basis therefore, Kanina will be on site either two or three days per week. Mike asks that you wait for Kanina on a day when she is in the office rather than funnel routine requests through him. Of course, Owners are free to contact Mike directly for any emergency issues. A permanent replacement will be in place as soon as possible.

9) Alteration Agreements

Approved

- a) **2103 Del Mar Court** – extension of patio and pergola
- b) **2089 Candalera Place** – addition of 2 awnings
- c) **4100 Solana Place** – landscape alteration
- d) **3812 Siringo Lane** – deck extension
- e) **2107 Verona Lane** – installation of irrigation drippers

Denied

- a) **2145 Madera Court** – installation of patio curtains – does not conform to community standards

10) Old Business

- a) **Mesa Vista – back yard flooding** – discussions are ongoing
- b) **Rock wall replacement quotes** – a letter was received with concerns about possible damage to plants. Coldwell Banker will schedule a meeting with affected homeowners and the Board for further discussions.
- c) **Deferred alteration agreement 3909 Sonoma Pines Drive** – the application was denied but the Board would consider modifications if submitted in a future application.
- d) **Deferred alteration agreement 3903 Sonoma Pines Drive** – the application was approved.
- e) **Upper Gate** – the Board received an update from the upper gate committee. The Board agrees to table the report for further discussion. Report attached.

11) New Business

- a) **Tuscany Villas parking on lower Sonoma Pines Drive** – The Board agrees to have the Safety & Security Committee investigate installing another no parking sign at the bottom of Sonoma Pines Drive.
- b) **Towing signs on upper Sonoma Pines Drive** – Coldwell Banker to contact the towing company to replace their faded signage at the upper entrance the community.
- c) **Tenants, Form K, Rules and Regulations – homeowners responsibility** – homeowners who rent their homes are reminded that they are required to provide their tenants with a copy of the Rules and Regulations and submit the required Form K to the Property Manager.

12) In Camera

13) Termination

The meeting was terminated at 12:32pm.

Our thoughts and prayers go out to Gerry and the McNichol family with the recent passing of Sharon McNichol; a dedicated member of the Sonoma Pines Social Committee. She once said “You only build a community by helping contribute towards that community”. The community will miss you Sharon.

14) Next Meeting

Board meetings are held on the first Thursday of every month; at 9:00 a.m. Owners are welcome to attend these meetings as observers. Homeowners wishing to address the board should submit a request to Coldwell Banker 2 weeks in advance of the meeting in order to be added to the agenda.

The next Board meeting will be scheduled by the new Board after the AGM.

To the board. May 3, 2018

Thank you for giving me time to voice my concern

We don't have a chair for the landscape committee.

We have too few volunteers to effectively meet all of the requests asked of us.

Some of the homeowners have unreal expectations of what we as volunteers are able to do.

The workload of the emails I receive and answer are overwhelming and have become burdensome. They take up too much of any volunteers time.

The homeowners demand a quick response. Some are impatient, rude and some are down right mean. They believe because they pay HOA fees, everything is included.

The time commitment as a volunteer to go out and access each situation eats up our time as homeowners who want to enjoy our retirement ourselves.

My assessment that is I think it is time that we had a full-time employee to take over the responsibilities of the volunteer landscape committee to do call outs, respond to emails, as well as making recommendations on all the demands placed on us by the homeowners.

Sincerely,
Dagmar Leuenberger-Swift



Location: Sonoma Pines Clubhouse, 3999 Sonoma Pines Drive

Participants:

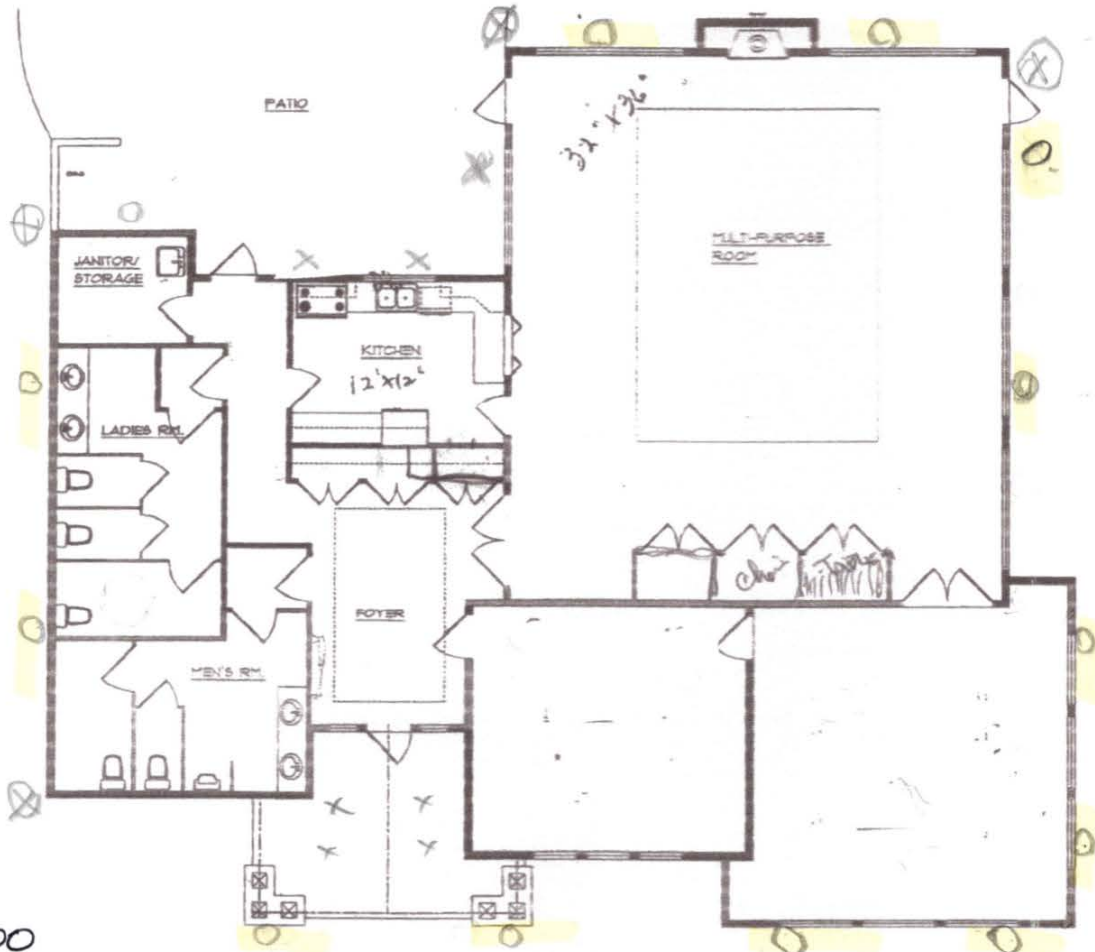
Present: Jean Scheidl, Ivars Dravinski, Gerry Tonn, Lorna Wright, John Scott,

Absent: Robert Scruton - board liason, Marshall Wolski, Al Brown, Willy Riewe

Date & Time: April 17, 2018 at 10:00

- 1) Feedback on additional lights for clubhouse
 - a. Committee agreed to proceed with additional lights on clubhouse once funding approved at AGM. (see attached)
- 2) Update on new rental agent
 - a. Marleen Knoblick will take on responsibility for bookings
 - b. Diana Eskildsen will continue with booking website calendar
- 3) Waiver forms for gym
 - a. Committee agreed to request that we request Adrienne Stanley of PIHL Law, to draft a sign to replace the waiver form.
 - b. We did not discuss as I forgot to mention it but we need to ensure that we have annual maintenance in place as per lawyers recommendation as well. This can be covered at next meeting.
- 4) Maintenance activities coming up
 - a. none
- 5) Other items:
 - a. Flags – Al Brown recommended the purchase of a back up. Committee approved purchase of 1 flag from Lee Valley Tools for \$50.
 - b. Protocol for when to be setting flag at half staff was also discussed. We will ask Al to come up with appropriate protocol for Sonoma Pines

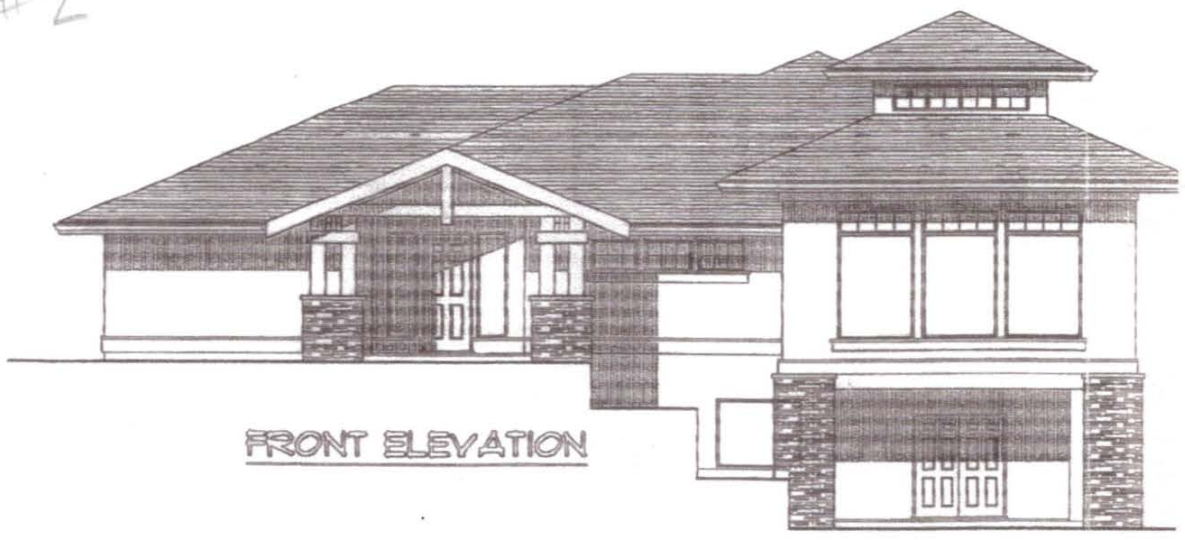
Next meeting date: June 12 at 10:00 am



if we can
fit in
budget →
↓

Budget \$3,000
8 lights 2,258
Committee had asked for 12
TER-LS#2

MAIN FLOOR PLAN
3044 SQ. FT.



FRONT ELEVATION

THE CLUBHOUSE AT SC

Memo

To: John Scott – Sonoma Pines Home Owner Association
From: Adrienne Staley
Date: March 15, 2018
Subject: Sonoma Pines Fitness Facility Waiver

You asked me to review the Sonoma Pines Fitness Facility Waiver to see if it is good and enforceable.

This waiver is attempting to do two things. First, it is attempting to have the owner waive any right to sue for injuries sustained while using the Fitness Facility. Second, it is providing an indemnification to the Sonoma Pines Home Owners Association from the individual home owner for those home owners' guests. What this mean is that if a home owner's guest injures themselves while using the Fitness Facility and they sue the Home Owners Association, the home owner whose guest sues will cover the costs associated with that suit. What this waiver cannot do is have the home owner who signs it waiver their guest's right to sue.

This waiver is drafted reasonably, however what it does not do is bring enough attention to what legal rights the home owner is waiving and also what responsibilities (i.e. indemnification) the home owner is agreeing to. I would recommend that this waiver be re-drafted to be clearer on these two points.

I would also recommend that there be sufficient signage in the Fitness Facility, so that the Home Owners Association is protected from legal action arising from injuries resulting in the use of the fitness facility. A properly drafted and properly displayed warning sign can provide a reasonable amount of protection to the Home Owners Association from certain liabilities such as slip and falls. However a warning sign, even if properly drafted and displayed will not protect the Home Owners Association 100% from all liability. For example if a person in injured due to a hidden defect in a piece of exercise equipment that could have been detected with proper maintenance then there is a risk of liability.

Pihl Law would be happy to assist the Sonoma Pines Home Owners Association in drafting and implementing a waiver and a warning sign to minimize your legal risk and liability associated with the Fitness Facility.

Emails to and from lawyer re: gym waiver March 19, 2018

John Scott <jdscott650@gmail.com>

M
ar
19

to Adrienne

Adrienne,
Thanks for this and I will take to the board to discuss next steps.
In the meantime one more question-
considering the burden of getting all users/homeowners to sign an waiver form, considering that there
will be those who fail to sign a waiver, how often does the form need to be renewed
would a well worded sign and appropriate maintenance schedule do a reasonable job of minimizing
our risk?
Thanks

Adrienne Staley <adrienne.staley@pihl.ca>

M
ar
19

to me

Hi John,
A properly worded and placed sign together with appropriate maintenance will do the best job
of minimizing risk. The waiver signed by the owners will only waive liability for the owner that
signs the waiver.
Let me know if you have any other questions.
Thanks,
Adrienne

Sonoma Pines Homeowners Association Landscape / Irrigation Committee Meeting Minutes

Location: Sonoma Pines Clubhouse, 3999 Sonoma Pines Drive

Date and Time: April 12th 2018 – 3 PM

Present: Dagmar Leuenberger, Gary Sears, John Fawcett, Brent Voss, Judith Gregson,
Bruce Dierk, **John Scott**

1. The meeting was called to order at the Clubhouse Boardroom lower level at 3:05 PM.
2. Approval of minutes of last meeting. The Minutes of the March meeting were approved.
3. New Committee Member: The Committee welcomes Lesley Padwick who will be joining the Committee for the next meeting. Volunteers to join the Landscape/Irrigation are always welcome.
4. Additions to Agenda: Fire hydrants require clearance for access. Bushes are growing close to the hydrants and the Committee is concerned about access issues. A Fire Department inspector will be contacted by Judith to request a review and inspection of hydrants for clearance.
5. Landscaping.
 - The tree pruning/topping program has been accepted by the Board. Owner feedback will be requested prior to adoption.
 - Calls for service about dead grass and a dead tree were received from Single Family owners. The Committee provided advice and information on what can be done but SF owners are responsible for actioning these issues. More complex requests will be forwarded to the Board for advice.
 - Work on the Candalera landscaping project is scheduled to start on April 16th.
 - The Oval Garden is being changed into a xeriscape demonstration garden to encourage the use of native plants, water conservation and lower water usage. Plants will be chosen from the approved plant list with guidance from the Kelowna Xeriscape Garden Club. Planting is scheduled for the end of May and the 2018 budget for this project is \$2,000.
 -
6. Irrigation.
 - Asahi has commenced the irrigation start-up. Issues, including leaky valves and heads requiring replacement, have been identified by Asahi and these are associated with an aging irrigation infrastructure. Other irrigation issues will be referred to our Community Services

Coordinator (Gord Hammond) and others will be taken on by the Committee. Funding will be requested from the Board.

- A “Call for Assistance Protocol” which lists contact information will be sent out to all owners.
- A Maintenance Calendar is being developed and will include landscaping/irrigation activities.
- Safety vests, cones and a sandwich board have been purchased and will be used by volunteers when working on projects in the development.

7. New business.

- Appointment of new chair: Following the resignation of Brenda Evans, the committee will wait until after the AGM to see if a Board Member will take on the Landscaping/Irrigation portfolio. In the meantime, Dagmar is taking landscaping calls, administering the Oval Garden project and will prepare the meeting agenda, Gary will oversee irrigation matters, John will do the meeting minutes and Judith will take on budgetary matters.
- The Committee will be seeking input to the Board for next year’s services when the Landscaping contract is being scheduled for renewal.
- The Committee is seeking to be involved in the pressure reducing valve and backflow prevention maintenance program when it is done this year.
- A spreadsheet of Action Items and Calls for Service will be developed to log calls, items requiring service and how/when they were resolved.
- Dead or missing trees will not be replaced. Any owner wishing to replace a tree must refer to the approved list and may replace the dead tree at their own expense. The Committee is requesting a moratorium on the replacement of trees as a long term plan is required to determine why some trees are dying and whether there is any benefit to replanting.
- Form and Character of Rock Walls: The Committee has been requested to develop a proposal for the future maintenance and replacement of rock walls on common property on both SF and MF homes. Construction standards, specifications, foundation, backfilling, height of walls (4 ft.), type of rock (Kettle Valley granite) to be used will need to be reviewed and approved by the Board.

8. Next meeting Date - Monday, May 14th , 2018 at 9 am

9. Adjournment. The meeting was adjourned a 4:40 pm.



Home Maintenance Guidelines Draft

The purpose of these guidelines is to help define maintenance frequency and when exterior components should be repaired or replaced.

Decks

Sonoma Pines decks are covered with a 65-mil Eurodek Plus vinyl decking. This product is warrantied 10 years. According to the manufacturer, with proper care and cleaning a Duradek deck should last 15 – 20 years

According to the 2016 depreciation report deck waterproof membranes will require replacement in the 20 to 25 year time frame so we should not be looking at replacing decks until 2027.

We should inspect the decks annually looking for degradation of the vinyl material and confirm there is no water penetration due to penetration. Sonoma Pines CSC uses a moisture sensor to determine if there is any leakage or penetration of moisture beneath the vinyl. Should penetration of the deck material go unnoticed, repairs may then involve more extensive replacement of structural components of the decks.

For more information go to : <https://duradek.com/faqs>

Note: A deck is above ground and much larger than a balcony. Patios are at ground level and can be made of concrete or interlocking blocks or both.

Stucco

According to the 2016 depreciation report normal life expectancy for the stucco finish is 12 years. Homes may be painted after a minimum of 10 years has passed since construction and there is significant fading of the paint.

An annual rfp should be created including the total number of homes that require painting each summer.

Demandit Smooth® is the paint product recommended by Dryvit, the manufacturer of Demandit acrylic stucco.

[Demandit Smooth Acrylic Coatings](#)

[Demandit Smooth Warranty](#)

Golf ball holes should be refilled when damage occurs

Cracks less than 2mm (1/16th in width do not require repair. Larger cracks should be sealed to prevent seepage of water into the wall assemble and brushed with Demandit Smooth.

Doors and wood trims.

Once cracks, blisters or chips appear on the painted surface these need to be repainted. Doors and wood trims will be repainted on an as-needed basis (homeowners noticing any deterioration of the paint on their doorways should contact Sonoma Pines CSC) or based on recommendations coming from annual inspections.

Cedar Accents and Fascia

With significant fading or discoloration of cedar accents they should be restained. Once cracks, blisters or chips appear on the painted surface of fascia, these should to be repainted. Cedar accents and fascia are re-stained/painted in MF homes every 3-4 years

Eaves troughs

Damaged eaves should be replaced. Any leaks should be repaired by caulking.

Windows

According to the 2016 depreciation report normal life expectancy for windows is 40 years. Windows need to be replaced if broken or if loss of seal occurs. Valley Glass in West Kelowna (250) 768-7266 does the replacements for Sonoma Pines. Their warranty on replaced sealed units is 5 years.

Window frames

Window frames need to be replaced if there is a significant deterioration of the frame or the frame is broken. [Starline Windows](#) did the original installation for Sonoma Pines homes.

Driveways

Small cracks can be filled with Silka Crack Fix a structural epoxy sealant. Significant cracking or cracks with displacement will be assessed on case-by-case basis.

Before a driveway can be replaced there needs to be spalling on 50% of the surface with depths of more than ¼ inch.

Sidewalks

As a crack widens or faulting (differential elevation across a crack) increases a tripping hazard develops. Sidewalks with crack widths exceeding 10 to 12 mm should be corrected by replacement or repair. A fault height of 10mm to 25 mm is a tripping hazard and should be repaired. A trip edge of less than 10 mm high can be removed by grinding. (waiting for a standard from Dave)

Sidewalks that have undergone tilt or uniform movement can be leveled using mud jacking as long as the sidewalk is free of cracks and has no significant loss of thickness due to spalling or crumbling of concrete.

Driveways or sidewalks sloping towards a house need to be leveled or installation of a trench drain should be considered to eliminate pooling of water against the base of the house.

Sidewalks or driveways separating from the house with gaps of over 1 inch should be repaired.

Concrete will be 20 MPA – Type 10 Cement

Resurfacing: to date the maintenance committee has no recommendation on reliable concrete resurfacing products.

Homeowners Responsibility

Multi family homeowners should notify the Sonoma Pines CSC if they notice any maintenance issues related to the exterior of their home. MF homes will be inspected periodically (t.b.d.) by CSC depending on their age and according to the Multi Family home inspection checklist.

Single family homeowners are responsible for the repair and maintenance of their home and property.

Note: Colours of paints and stains used in Sonoma Pines are listed on our website under

[Alterations Reference Table](#)

Sources for some of this information:

NRCC Best Practises for Concrete Sidewalk Construction

https://www.nrc-cnrc.gc.ca/ctu-sc/ctu_sc_n54

Additional Information – Construction dates of MF Home Components

Deck, Patio & Balcony on Multi-Family Homes				
Year Built	Deck	Patio	Balcony	Total
2006	4	4	0	8
2007	31	49	0	80
2008	32	32	0	64
2009	34	40	1	75
2010	32	39	5	76
2011	21	24	0	45
2012	14	21	0	35
2013	10	22	0	32
2014	34	41	0	75
2015	39	61		100
	251	333	6	590



Sonoma Pines Homeowners Management Ltd. Safety & Security Committee Meeting MINUTES

Location: Sonoma Pines Clubhouse, 3999 Sonoma Pines Drive

Date & Time: April 16, 2018 between 09:30 and 10:40

Attendance: Robert Scruton, Paul Kaiser, Darrell Belamy, George Legget and Nick Schritt.

Absent: Charlie Malazo

The meeting of February 19 was cancelled as there was only one new item on the agenda.

Darrell advised **Bob Clarke has resigned from the Committee as he is moving to Calgary. We thank him for his contributions and time spent on our behalf.**

Errors and Omissions – Agenda Old Business #3 mistakenly sated Nick Legget where it should have been Nick Schritt.

Old Business

1. Parking Regulations reviewed with a request to include a reference to the Parking Rules in the next Newsletter, and, asking residents cooperation in heeding them due to continued violations. Committee would like to see Parking Rules amended to provide an initial warning then the vehicle being towed.
2. Curbs on Del Mar and SPD still require painting for designated Fire Lane. Curve near the entrance in front of 3686 and 3688 Sonoma Pines Drive should be painted yellow for No Parking due to the narrowing of the roadway and blind curve. **(when painting crew attends 2018).**
3. Parking on the driveway at the back door of the club house for temporary unloading/loading only.
4. Two “No Parking” signs still needed on Sonoma Pines Drive. One behind 2163 Serrento Lane and the second closer to the corner of SPD and Serrento Lane.
5. All gates, access codes, security information (installer, company contact information, contact names and numbers) for all areas (eg. Upper RV Lot, Clubhouse, Solano Place, etc.), in case of emergency provided to Kanina.
6. A budget of \$1,000.00 was submitted to the Board on behalf of the Committee for various items, keys, Fobs, Signs, etc.).

Business Arising Out of the Minutes

1. 2017 Clubhouse Rental Agreement revision include Parking Rules under Section 3 (e).

New Business

1. Concern of resident(s) on Telus canvassers which is prohibited. Advise them to leave and request RCMP if needed.
2. George requested residents be made aware someone had gone along Pine Vista checking garage door remotes as covers all lifted. Suggestion to include in Newsletter and for residents to ensure their code is not the original manufacturer code. Another means would be to lock it out inside.
3. Paul asked if we need to replace Bob Clarke as the RCMP liaison with suggestion to see if Block Watch Captain can provide any necessary updates. Chair to follow-up.
4. 2018 meeting dates: June 18, August 20, Oct 22 at 09:30.

Next Meeting June 18 at 09:30 am.

Adjournment

Chair adjourned the meeting at 10:40.

Recorded by
RE Scruton, CTR
Chair



Sonoma Pines Homeowners Management Ltd.

Welcome Committee Meeting Minutes

Location: Clubhouse

Date & Time: April 17, 2018 - 3:00pm

Attendance

Present: Kim Reid, Cheryl Johnson, Kathy Hovorka, Lucy Lee

Absent: Shari Bouzane, Linda Morris

Minutes Prepared By: Kim Reid

1) Getting Information to SP homeowners who do not have internet access

Cheryl and Kathy canvased the owners who do not have email addresses. They would all like information mailed to them.

First package was picked up by Kim Reid from Kanina.

Upon discussion it was agreed that this is not going to be effective as the contents of the information packages would be outdated by the time they are ready for pick up and delivered.

Kim will compose a cover page letter explaining this to the homeowners and it will be delivered with these packages. (done)

The people who do not have email will have to get their neighbours/friends to keep them informed of time sensitive issues. They are encouraged to go to the clubhouse library and read the Newsletters and the Council Minutes kept there.

When the binders for the newsletters and minutes were checked it was found that they are not up to date. There are NO MINUTES in the Council Minutes Binder. The Newsletter Binder had editions in it but no more recent than Last Sept. or Nov. (I can't remember which)

Who is responsible for this duty?

- 2) Welcome Orientation session was attended by a total of 4 homes.
Next orientation session will be held mid June.

Sonoma Pines
Front Gate Assessment
April 2018

Purpose of Front Gate Assessment:

There are many residents within our community who have requested we install a front gate in our community. There may be equal who have no interest, however it made sense to do investigation to learn details on what the cost and implications for a front gate are.

We contacted two “gate providers” in the Kelowna area:

- Anchor Door Service (Kelowna) Ltd,
- Assa Abloy Entrance Systems Canada Inc., both provided us with budgetary quotes.

Pros/Cons to Gate at Front Entrance

Pros

- Slow vehicles down – safer for pedestrians
- Reduce traffic in community
- Homeowners would learn a better sense of who belongs in community and who does not
- When boundaries are established with gates, the majority of humans abide by the gate
- Controlled access into our community
- Home values typically increase in gated communities

Cons

- Costs
- Management of gate
- Homeowners must have either a cell or land line to answer callers wanting to get to their home
- Potential traffic issues at SP entrance

Quotations/Costs for Gate:

Anchor Door Services:

This quote provides a turn-key solution for a double swing gate for entrance and exit, a pedestrian gate, intercom, electrical services, steel mounted posts, etc. (see attached quotes) Anchor Door Services budgetary quote for a turnkey solution is \$45,730.00 +GST for supply and installation. Annual maintenance approximately \$1,000.00/\$1,500.00 for both provides (estimated) (BCHydro fees not included)

Assa Abloy Entrance Systems Canada Inc. provided a quote for the Double Swing Gate and Pedestrian Gate (they would not provide a turn-key solution). Their budgetary quote is \$32,000 for gate (no electrical, posts etc.) Their pedestrian gate budgetary quote is \$5,000.00. Total \$37,000.00.

Issues/Challenges

There was discrepancy as to whether we had full rights to the cuplet. We discussed at length with WFN Land Departments who suggested we had full rights until our lease expired. When our Board got involved with WFN Legal Department, we learned later that we did not have full rights to the cuplet and we would have to share with neighbouring properties on the left and right lots of the cuplet.

Recommendations:

The situation has changed drastically with the potential sharing of the cuplet. The information we have gathered needs to be augmented with many other considerations:

- What now does Sonoma Pines require for a front entrance based on the new information.
- Where should the gate should be located as the cuplet will potentially be shared,
- Operational considerations needed now for gate such as; should the gate be opened during daytime and closed at night or closed 24 hours based the new circumstances.

We recommend the Board move forward with a committee to assess the new circumstances as mentioned above.