

**CYPRESS POINT ABC
STRATA PLAN NW2050**

Strata Council Meeting
Wednesday, March 31, 2010

1. PRESENT: Gordon Farrell Carole Borthwick
 Cheryl Jones Carla Evans
 Corinne Inglis

REGRETS: Steve Tosh, Larry Makutra

INVITED GUEST: Max Dragan

2. CALL TO ORDER: 6:36 pm

Council introduce themselves to Max and approved his appointment to council.

3. ADOPTION OF MINUTES

a. February 24, March 3 & March 24, 2010 - approved.

4. COMMITTEE REPORTS

- a. **Social** - Cards were sent to an owner who lost their mother, an owner who is in hospital and a third owner who has undergone major surgery.
- The annual garage sale will be held on May 23rd. Anyone wanting to join in the fun should plan on bringing their wares or wallets to the picnic table area where this event is always held each year.

b. Grounds and Gardening

1. The gardening committee has met four times since January, twice with Healing Hands Landscaping Inc. The Strata Council has approve the gardening plans noted below:

Building A

1. Plant 6 blueberry bushes in the front northeast garden to fill in the bare spots.
2. Plant colourful annuals in front of Cypress Point sign.
3. Plant a variety of perennials such as Shasta Daisies in front garden area that is surrounded by sidewalk.
4. Healing Hands will quote on how much it will cost to remove the dead and dying shrubs along driveway on South side of building.

Building B

1. Add soil to area under tall evergreens where tree roots are showing.

2. Dig up and split Snow Drop bulbs along west side along walkway leading to pool and plant in other areas.
3. In the garden area where the banana plant was, plant a thorny pyracantha-type shrub at the back of the garden to discourage people from gaining access to Cypress by climbing over the fence. Plant a dwarf evergreen magnolia in the same garden area along with some perennials.
4. In the long bare patch outside the pool wall, plant a wildflower mixture.
5. Inside the pool area, replace the dying plant in the corner by the fountain with a windmill palm tree. Gardening committee will be planting colourful annuals in the pool area.

Building C

1. Plant a colourful dwarf rhododendron @ Plaza C where there is a bare spot in one of the gardens.
2. Replace the dead ornamental cedar in the hedge on Plaza C.

General Information

Healing Hands have power raked and seeded all of the lawn areas. They have used grass seed which thrives in shade so hopefully the grass will look great in no time. H.H. will be edging the lawn areas once the new grass is established and will be on sight Wednesdays between 10 a.m. and 3 p.m.

We will be removing the yellow curb between Bldgs. B and C as it keeps getting run over by a variety of cars and trucks and looks unsightly. Cypress Point will be entering the City of Richmond garden contest.

c. Fire & Security

1. Fire Plan and Fire Marshals - No Report
2. Block Watch - No Report
3. Security - The security company reported that on March 30th, three males with hoodies were in behind Cypress Point drinking and smoking weed. They were advised that this type of illegal behavior was unacceptable and should be moved to inside their building. They complied and went into Cypress B.

d. Maintenance

1. RDH Engineering is on site attending to a remediation leak at the planter box on Plaza C. This leak is covered by the insurance that was purchased during remediation.
2. Barnes Craig and RDH have been called in to further investigate a possible ingress problem on the third floor of Bldg C. A new vinyl sliding door and the surrounding area is wet and mould has formed.

3. A questionnaire has been sent out to all owners regarding the exterior wood components of their doors and windows. April 9 is the response deadline.
4. The drains in and around the buildings have all been cleaned out and a few abnormalities identified.

e. Shared Facilities

1. Council continues to try to negotiate a settlement with Ashford and Woodridge. *There remain four or five main points that have not yet been settled, which may still result in proceeding to court for the newly appointed date of April 22.*
2. A quote of \$4,572.96 was obtained on adding one heavy duty commercial grade treadmill and protective mat to the exercise room
3. A quote on adding additional rubber flooring to the exercise room is in the works but has not yet been received.
4. Council is obtaining a few quotations / suggestions regarding replacement /repair of the fencing, seating & planter boxes outside of the lounge. The wood slats are rotted through in some locations.

5. NEW BUSINESS

1. CHOA Seminars - anyone wanting to attend? *Not at this time.*
2. Tony Gioventu's article in The Province **advises Strata Corporations to adhere to the bylaws and advises against cherry picking.**
3. Today, we have received a massive insurance increase from CMW. Our rate is to go from \$40,285.00 to \$69,266.00. In questioning the reason for the increase we are being advised that it is due to the water leak loss in the lower mainland, even though we did not have any claims. We are quickly looking for alternate insurance carriers regarding our strata insurance. *Corinne to peruse options.*

6. OLD BUSINESS

7. CORRESPONDENCE

Incoming

- a. An owner sent a thank you card to the Cypress owners for their support during their illness and subsequent surgery.
- b. An owner requests permission for a shelf system to be attached to the Bldg A bike locker wire mesh wall. On these shelves will be placed a 14.5 foot kayak. *Council declined and suggest this owner pursue storage of their kayak at a marina.*
- c. An owner is requesting that fines totalling \$300.00 be reversed as they have since been diligent in following the strata rules. *Council declined.*
- d. An owner is requesting that they be allowed to park two motorcycles in one stall. *Council approved.*

Outgoing

- a. Letter sent to a resident rescinding rental of a parking stall as the suite that owns the stall has been sold.

8. FINANCIALS

Accounts Receivable.

- a. Accounts Receivable as of March 16, 2010 is \$55,634.71
- b. Woodridge February SF statement has been received. The outstanding amount being shown in Accounts Receivable is incorrect and Andrew Seaton has been asked to resolve the discrepancy.
- c. The Woodridge 2010 Shared Facility Budget was received on Mar 23rd.
- d. September, October, November, December & January financials to be approved. Deferred due to the absence of the treasurer.
- e. Council will need to formally address depreciation of their assets as new laws are forthcoming that will make this a requirement of all strata corporations.
- f. Cypress February SF statements were issued.
- g. Liens are in place regarding two suites with outstanding arrears.

9. OTHER BUSINESS

The Administrator will be on vacation the week of May 24th and the office closed.

10. EMAIL VOTES

- a. Council approved first round negotiation with Woodridge - offered a capital cost of \$10,000.00 per item plus 12% inflation rate per year. (Second round negotiations have changed this vote)
- b. Council approved proceeding with new parking signage by Fast Signs for 1,517.97.

11. MEETING ADJOURNED: 8:20 PM

12. NEXT MEETING: Wednesday, April 28, 2010