

Strata Plan NW2050

Strata Council Meeting Minutes

Thursday, March 27, 2025

1.0 ATTENDEES

Present

- Gordon Farrell
- Carole Borthwick
- Oliver St Quintin
- Linda McLaren
- Joanne Parkinson
- Murray Thompson
- Audrey Montero

Regrets

2.0 CALL TO ORDER: 6:35 pm

3.0 ADOPTION OF MINUTES

Thursday, February 27, 2024 Strata Council Meeting Minutes were approved by email.

4.0 COMMITTEE REPORTS

4.1 Social

No report at the moment.

4.2 Grounds and Gardening

4.2.1 Landscaping

During March 2025 landscaping maintenance was completed. Garden beds were weeded, and pruned, while shrubs and trees were trimmed to promote growth and remove dead branches. The irrigation system was checked, with minor adjustments made to ensure proper water distribution.

Please follow or refer to facebook@yamatolandscaping: we upload our job pictures on every visit.

4.3 Block Watch

Richmond Block Watch is now on Facebook

Please click on this link www.facebook.com/richmondblockwatch and like our page to keep up with all the goings on here at Richmond Block Watch.

4.4 Maintenance

4.4.1 Pest Control

A report from Assured Environmental shows normal results. The inspection covered the exterior perimeter and grounds, interior common areas, laundry room, amenity room, garbage areas, washrooms, and garage. A visual inspection was conducted and exterior traps were added or replaced. Some rodents were removed from traps. Please remember not to touch any bait or bait stations.

Strata Plan NW2050
Strata Council Meeting Minutes
Thursday, March 27, 2025

4.4.2 High Efficiency Boiler Replacement in Building A

Although new boilers were recently installed, we have experienced three system failures this month. The manufacturer has identified a deficiency in the machines, which may be causing them to shut off intermittently. To resolve this issue, Corona Plumbing and Heating will be replacing the current boiler system with a new one.

At this time, no date has been scheduled for the work, but we will inform you as soon as Corona provides a confirmed schedule. On the installation day, the hot water supply will be temporarily shut off, with work expected to be completed and water restored by 5:00 PM. Full hot water restoration is expected to occur the following day. We appreciate your patience and understanding as we work to ensure a reliable hot water system for the building.

4.4.3 Plumbing Work in our Buildings

Corona Plumbing and Heating investigated a potential water leak in the hallway on the second floor of Building C. Initially, it was suspected that the issue might be coming from the bathroom in SL87, but after investigation, no problems were found there. The wall in which the leak is suspected will need to be opened for further investigation. This work is still pending for when Corona is in the Buildings attending other repairs.

Corona Plumbing and Heating is also addressing a small but persistent water leak affecting the parking stall of SL80. Initial tests have been conducted, but further testing is required to determine the source and necessary repairs. This work is still pending.

Building B, on the first floor, has a small leak in the ceiling near suite 122, which will be repaired by Corona Plumbing. This work still pending. A building water shut off is required in order to address the problem. As soon as Corona schedule us we will commence the work.

Corona Plumbing and Heating has been investigating a water leak in the parking area of Building A, near the entrance to the lobby. The source of the leak appears to be between suites 104 and 106; however, it may also originate from suites 204 and 206. Further assessment is ongoing to determine the exact location and necessary repairs. We appreciate your patience and will provide updates as more information becomes available.

4.4.4 Proper Storage of Personal Items – Buildings A & B

Please remember to dispose of unwanted items properly and avoid leaving them in the lobby of the buildings. Keeping shared spaces clear helps maintain a clean and welcoming environment for all residents. Thank you for your cooperation!

Shared Facilities

4.4.5 Games Room

The Games Room is available for use of the owners and residents.

Strata Plan NW2050

Strata Council Meeting Minutes

Thursday, March 27, 2025

4.4.6 Lounge

In order to book the lounge, please contact the office to request the date. At this time, the lounge can accommodate guests at their normal capacity, 25 people per session.

A rental agreement needs to be signed and presented with a \$50.00 rental fee and a down payment of \$100.00 for a damage deposit, which will be returned after the lounge committee checks the lounge and signs off that everything has been left in the same or better condition than received.

4.4.7 Exercise Room

The windows in the exercise room are outdated and prone to frequent damage. Please handle the windows with care, as they are fragile and not very sturdy. Thank you for your understanding and cooperation.

4.4.8 Pool Maintenance

Both doors leading to the pool entrance were found broken. We were able to repair them immediately, primarily for safety reasons. However, the posts supporting the gates are completely rotten. More extensive repairs will be necessary before the start of next winter.

The power washing of the pool area was performed on March 12, 2025, as well as the areas around the swimming pool and the chairs in the pool area.

Council would like to invite you to visit the Cypress Point website:

<https://cypresspointstrata.github.io/under> Bylaws NW2050 Bylaws for the most recent Strata Bylaws. If you prefer to have a hard copy of the bylaws, you will be able to print a copy for yourself.

5.0 NEW BUSINESS

5.1 Exterior Cleaning & Power Washing

Strata Council approved deferring the power washing of the building and windows until after the roof replacement project.

5.2 Roof Replacement Project

5.2.1 Payment Options

- Option 1: Pay the full amount of the special levy by March 31, 2025.
- Option 2: Pay the first half of the special levy by March 31, 2025, and the second half by May 31, 2025. If you wish to pay by cheque, kindly use -Strata NW2050- please drop it off at the office located at 7511 Minoru Blvd. The lobby area of Building A.

If you wish to have the payment(s) withdrawn from your bank account, please ensure that you provide the following details to Miranda Lee at CrossRoads via email at: miranda@crpm.ca:

-Date of withdrawal

- Amount of withdrawal

- Suite number

- Bank Information if it is different from the current one

Strata Plan NW2050
Strata Council Meeting Minutes
Thursday, March 27, 2025

5.2.2 Arrears Process and Interest Charges Effective April 1, 2025

If an owner's payment is in arrears on April 1, 2025 the arrears process for at least half will come into effect as laid out in Bylaws 2.2 and 2.3, 10% interest per year compounded annually will be charged.

5.2.3 Roof-Top Owner's Responsibility for Personal Belongings During Roof Replacement

Owners of roof-top decks should note that the specifications include in the contractor's scope of work, removal and replacement of all fencing and rubber tiles as required to replace the underlying membrane. However, removal and storage of ALL owner's personal belongings such as barbecues, deck furniture, planters, etc. is NOT included in the contractor's scope of work and the responsibility is the expense of each applicable unit owner.

While reserving the right to require otherwise and subject to available space, as a special concession Council will allow owners of roof-top decks to store personal belongings from their roof-top decks as follows:

- Barbecues and propane tanks (only these items): Cage located between Buildings B and C, near the fire lane
- Plants: Areas around buildings in gardens where there is space and on grassy areas
- Other items: Parking stall allocated to the suite. If space allows, both a car and items can be parked in the same stall. Otherwise, items can be stored in the stall, and the car must be parked on the street

Owners can also:

- Store items inside their own suite, other than barbecues and/or propane tanks
- Rent a suitable locker at their own expense.

5.2.4 Waiver for Relocation of Items on Rooftop Decks During Roof Replacement Project

A waiver will be distributed to owners with rooftop decks to address the relocation of any personal items during the roof replacement project. Owners will be required to sign the waiver to acknowledge that they are responsible for moving their items and that Strata is not liable for any damage or loss during moving or storage.

5.2.5 Third Floor in Suite Inspections

On Monday, March 24, 2025, the inspections of suites on the third floor were successfully completed. We appreciate the cooperation of all owners in facilitating this process. All units were inspected except for one, SL104. As a reminder, owners should ensure that access to their suite is possible. If you are on vacation or away for an extended period, please make arrangements to allow access as needed.

Strata Plan NW2050

Strata Council Meeting Minutes

Thursday, March 27, 2025

6.0 OLD BUSINESS

6.1 *Hallway and Common Area Noise Reminder*

Over the past month, there has been a noticeable improvement in hallway behavior, and we appreciate everyone's efforts in being more mindful of noise levels. However, we remind residents that hallways run alongside many suites, with kitchens, living rooms, and bedrooms just beyond these shared spaces. To maintain a respectful and peaceful environment, please continue to avoid excessive noise, such as running, shouting, or loud conversations.

As a reminder, noise disturbances in common areas are a bylaw infraction and may result in a fine if the behavior continues. Parents are encouraged to speak with their children about being mindful of noise levels and respectful of their neighbors. We appreciate everyone's cooperation in maintaining a peaceful and considerate living environment.

6.2 *Electric Cars*

Any volunteers to work on the electric cars committee?

6.3 *Car Insurance Information*

Thank you to all owners who have sent in their car insurance information to the office. Remember to send an updated copy whenever you have your insurance renewed.

6.4 *Smoke Detectors*

Thank you to all the owners who have provided the status of their smoke detectors. The majority have already submitted the information, with just a few outstanding. If you haven't done so yet, please update us on the status of the smoke detector in your suite. A photo is also appreciated

6.5 *Illegal Disposing*

The City of Richmond will fine strata complexes when they find plastic bags have been placed in the compost and recycling bins. Over a period of a year this can add up to thousands of dollars in fines. Every owner is contributing to the payment of these very unnecessary fines. The Strata Council is investigating a few different approaches to address this problem. Strata Council encourages the Cypress Point Community to become more engaged in ensuring that the rules are followed so that we don't continue to be fined for these violations. The money we save can be added to our Contingency Reserve Fund at the end of the year to help pay for more important things like roof replacement or any number of things that need fixing or replacing over the year!

If you believe someone else could make use of your old items, then take them to Value Village on Granville Avenue.

<https://stores.savers.com/bc/richmond/community-donation-centre-cdc2098.html>

Or, take them to the **City of Richmond Recycling Depot**. It is free for Richmond residents.
<https://www.richmond.ca/services/recycling-garbage/recyclingservices/recyclingdepot.htm>

Strata Plan NW2050

Strata Council Meeting Minutes

Thursday, March 27, 2025

Please be advised that only the specified kind of paper compost bags are acceptable for use in the green bins. No plastic bags are allowed, even if they are labeled biodegradable. Thank you.



We kindly remind all residents that plastic bags should not be placed in the compost bins, as they contaminate the organic waste and disrupt the composting process. Only approved compostable bags or loose organic waste should be disposed of in these bins. Thank you for your attention to this matter.

When disposing of compost in the bin, please remember to close the lid to help reduce the possibility of attracting rodents to the garbage area. Thank you for your cooperation.

CORRESPONDENCE

6.6 *Incoming:*

- 6.6.1 SL35 has reported two more opening in the fence behind Building B and along Building C.
- 6.6.2 A complaint from SL30 “Over the last month someone continues to dump their bag of garbage and then their white garbage bag in the recycle bin. The contents include Styrofoam meat containers, candy wrapper, takeout food containers with food left on them. I have cleaned these things out of the bin multiple times ...”.
- 6.6.3 Several complaints of SL100 for illegal disposal. A \$50.00 fine has been imposed to the owners.
- 6.6.4 SL68 reported water leaking from the corner of the skylight. Atlas-Apex Roofing inspected the issue and repaired the leak on March 12, 2025.
- 6.6.5 SL98 has requested permission to remove the growing ivy behind Building C and the sequoia tree between Building D and Building A, near the visitor parking stall. The ivy is growing on the tree. Thank you, SL98, for volunteering and seeking approval in advance.

Strata Plan NW2050
Strata Council Meeting Minutes
Thursday, March 27, 2025

- 6.6.6** SL55 has inquired whether Strata would be interested in applying for the Richmond Neighborhood Small Grant this year to support the annual strata summer second-hand yard sale. As the garage sale is an individual initiative, owners are welcome to apply for the grant independently. While Strata Council has collaborated in the past, it is not responsible for organizing the event. Thank you, SL55, for bringing this opportunity to our attention.

6.7 Outgoing:

7.0 FINANCIALS

We are waiting for Crossroads Property Management to send the Financials for the month of January and February 2025 and should be receiving them soon.

8.0 MEETING ADJOURNED: 7:45 pm

9.0 Next Strata Council Meeting Tuesday 22, 2025.