

STRATA PLAN NW 2050  
Strata Council Meeting  
Wednesday, June 24, 2020  
Minutes

**1. PRESENT:** Gordon Farrell                      Cyrus Pun  
                    Carole Borthwick                  Murray Thompson  
                    Linda McLaren                      Joanne Parkinson  
                    Lindsay Armstrong              Audrey Montero

**REGRETS:**

**2. CALL TO ORDER:**              6:35 pm

**3. ADOPTION OF MINUTES**

May 27, 2020 Council Meeting Minutes approved by email.

**4. COMMITTEE REPORTS**

**4.1 Social**

No reports at the moment.

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## 4.2 Grounds and Gardening

### 4.2.1 Landscaping

During the month of June/July 2020, Yamato Landscaping Inc. will focus on getting rid of the ivy that has attached itself to the buildings. Ivy has also grown around the trunks and up into the trees causing them damage. The flower bed in front of Building A has been planted and is growing nicely.



Trees with ivy



Tress without ivy

A team from Bartlett Tree Experts was on-site on Wednesday, June 16, 2020 to assess the Giant Sequoia, located in the parking area. It is experiencing a fairly significant decline in the crown most probably as a result of several years of difficult conditions given its location and the weather that it has experienced. For several years, Sequoias everywhere had difficulty with the fluctuating conditions that stretched into Spring causing die-back of their branch tips. While there appears to be similar signs with this tree, it is unclear whether the significant decline stems from these episodes. The many recent years of very hot and dry conditions have been stressing trees everywhere. Bartlett thinks that some of the stress is due to the limited root zone of this tree having very hot concrete surfaces surrounding it. Bartlett is suggesting that the tree has reached a

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cumulative point of stress where it is losing some live branches. At this stage Bartlett is recommending an application of boost BC 30-0-10 and fortiphite to promote vitality and improve resistance to disease and stress. One treatment will cost \$185 plus tax.

Thank you to SL101 for volunteering time and knowledge regarding the trees and gardens around Cypress Point. SL101 has extensive knowledge on horticultural issues and was able to provide suggestions in order to maintain a healthier garden.



**Giant Sequoia tree**

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### **4.3 Fire & Security – Block Watch**

Richmond Block Watch is now on Facebook

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

A City of Richmond Fire Rescue Inspector was on-site on June 16, 2020 performing an inspection of Building A 7511, B 7531 and C 7651 for fire hazard related items. A report has been issued with the following items that need to be changed, fixed or replaced: Fire doors that don't latch properly; garbage room doors in the parkade area missing automatic closing hardware, a burnt out exit sign that needs the bulb replaced; main fire panel needs checking in Building C 7651 to ensure green power light is working and damaged manual pull stations are in need of repair. Work has been scheduled for the majority of the items. Council is still consulting on the procedure for the garbage doors in the parkade area.

### **4.4 Maintenance**

**4.4.1** Corona investigated the water pooling in the parkade near the electrical room and the sprinkler room. They traced the water to the second floor outside SL90. The water leak was on the riser serving the laundry rooms for SL79, SL90 and SL100. Corona took a drywall sample for asbestos testing as required by their company and then supplied and installed new pipe and fittings as required to repair the leaking water pipe.

**4.4.2** Corona sourced, supplied and installed six new roof whirlybirds to replace those found to be broken, noisy or not working. They also checked the remaining ones and some

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will be considered for replacement in the future. The units replaced were as follow: One over SL72, the NW and S/E corners of Building A. The N/W and S/W corner of Building B. One near the centre of the south side of Building C. Whirlybirds are cylindrical domes with fins that spin in the wind to create a vacuum, sucking up warm air out of the roof cavity. Some of the whirlybirds are making noise or are not spinning which could be because they are bent or the bearings are worn out.



**4.4.3.** We would remind residents of NW2050 that unwanted items can be taken to the recycling depot: City of Richmond Recycling at 5555 Lynas Lane, Richmond BC V7C 1A4, Telephone number: 604-276-4010. Hours of operation Tuesday to Sunday 9 a.m. to 6:15 p.m.

Kindly note that taking the unwanted items to the recycling depot is **free of charge**, while leaving unwanted items around our Strata Property may result in a monetary fine.

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- 4.4.4** Aberdeen Security Locksmith Ltd., has repaired the gate passenger door next to the garage door in Building C. The closer was loose and needed adjustment.
- 4.4.5** Corona Plumbing & Heating Ltd., has worked on the first part of the replacement of the water pipe leaking in Building A near Suite 103. The second part of the replacement will happen after July 17, 2020. Corona will be working near Suite 108. More information will be shared as soon as we get more details from Corona.
- 4.4.6** Corona Plumbing & Heating Ltd., was on site on Tuesday, June 23, 2020 and serviced the drain in the car wash area of Building A 7511.
- 4.4.7** Corona Plumbing Heating Ltd, has been working on fixing the slow sink drainage problem for SL84 and the suites above. Corona augured the line from access at the roof vent and made numerous passes while flushing with water. The problem has reoccurred so further investigation is needed.
- 4.4.8** There are squirrels getting into and destroying part of the ceiling insulation in the parking area of Building C. Until the holes in the insulation are fixed, Assured Pest Control is not able to get rid of the squirrels as they will always have a way to get back between the insulation and the ceiling. Council received a quote for fixing the insulation but it is very expensive and there is no budget for that kind of expense at this time.
- 4.4.9** There is a noticeable increase in the number of rabbits around Cypress Point. Please refrain from leaving food out for the rabbits such as lettuce, carrots and other vegetables as it attracts other rodents like rats and mice.
- 4.4.10** Euroline Windows was on site this month fixing two damaged windows. One in Building A, SL03 and the other window in Building C, SL95. Euroline Windows installed the white vinyl windows in Strata many years ago.

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#### **4.5 Shared Facilities**

##### **4.5.1 Games Room**

##### **4.5.2 Lounge**

##### **4.5.3 Exercise Room**

##### **4.5.4 Pool**

#### **IMPORTANT NOTICE**

##### **Cypress Point Residents:**

On June 24, 2020 BC Restarted Plan - Phase 3.

In light of Dr. Bonnie Henry's announcement that B.C. has entered Phase 3 of the Restart Plan, Council discussed the reopening of our Shared Facilities and voted to develop a plan to do so safely. Council is looking into details to ensure that we are following protocols set out by Provincial and City of Richmond Health officials prior to reopening. More information will be available as soon as plans are in place.

#### **4.6 Bylaws**

Council would like to invite you to visit the Cypress Point website: <http://www3.telus.net/public/nw2050/> under Bylaws NW2050 Bylaws Dec 04, 2018.pdf

If you prefer to have a hard copy of the bylaws, you will be able to print a copy for yourself.

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## **5. NEW BUSINESS**

- 5.1** Council approved a bike locker clean up. As a first step, the office administrator is sending messages to all residents asking them if they have a bicycle in the AB or C bike lockers.
  
- 5.5** Electric cars in our facilities will need to pay between \$20.00 and \$40.00 per month depending on the vehicle. At the moment, there are only two vehicles consuming electricity that is paid by Strata, one vehicle in Building C and a scooter in Building A.

## **6. OLD BUSINESS**

- 6.1** Insurance: Council has been working closely with a broker from BFL regarding the urgent need of obtaining insurance for Strata NW2050. It is a long drawn out process. Recently, one of the companies working for BFL requested more information regarding the fire on January 25, 2018. Our office obtained from the City of Richmond the records report of what they have collected the day of the fire and subsequent days while the fire incident was under investigation. Twice a week or more there is correspondence between BFL and Council. Each time, we hope we are getting closer to obtaining the insurance for our Strata. We will keep you informed.
  
- 6.2** Council approved having all Strata Council Meeting Minutes delivered electronically via email. We will only provide a printed copy to owners who prove they have no email or internet access. Via internet, please visit the webpage: [http://www3.telus.net/public/nw2050/index\\_files/Page815.htm](http://www3.telus.net/public/nw2050/index_files/Page815.htm) to read the minutes which get published on our website after minutes are distributed by email every month. The Strata Monthly Meeting Minutes get distributed every month approximately one week after the meeting takes place.



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**6.3 Regarding the un-remediated sections of Building B and Building C:**

We are still waiting to hear from RJC about setting up plans for the next phase of the window replacement project in the un-remediated areas of Building B and C. Meanwhile, without insurance nothing can move forward in terms of construction or renovation, but plans can still be made. We hope that by next month's Strata Council Meeting a plan will be in place that we will be able to share with owners.

- 6.4 Council would like to thank all residents for moving plants and other things off their balcony railings and/or flashings, for removing hanging baskets and bird feeders from hooks and for removing other things from your balconies. Kindly check your balcony and give it a good cleaning if it needs it which will contribute to the overall aesthetics of the building.

Safety and Security

**4.17** A resident must not allow anything to rest on or hang from, parapet walls, balcony railings or flashings.

**4.19** A resident must not allow anything to be stored on, used on or seen from, any patio, balcony or roof top deck except for:

- (a) plants or plant containers**
- (b) patio furniture, not including hot tubs or inflatable pools**
- (c) one CSA-approved electric or propane barbecue, or**
- (d) from 1st December to 15th January only, seasonal lights**

The plants and plant containers allowed by bylaw 4.19(a) must not result in an added load of more than 85 lb/ft<sup>2</sup> averaged over the area under the containers, or 10 lb/ft<sup>2</sup> averaged over the entire area of a roof top deck or balcony.

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Items allowed by bylaw 4.17 must not damage the surface on which they rest or are used.

The restrictions in this bylaw are to protect the building structure and the external appearance of the building.

The added load restrictions are required to avoid overloading the building structure, which under the Building Code at the time of construction, did not include allowance for added dead loads. The strata corporation has been advised that limiting soil depths in plant containers to 24" will in normal cases limit added dead loads to less than those specified in the bylaw. However, this is only a guideline, and soil depth, containers or plants must be changed if the added loads specified are found to be exceeded.

Other items prohibited for dead load or appearance reasons include: boxes, luggage, bicycles, fences, screens, garbage, laundry, flags or signs.

Potted plants or any items of any kind cannot be sitting on balcony railings or edges as there is a danger of them falling and striking people that may be living or working below.

## **7. CORRESPONDENCE**

### **Incoming:**

A letter from Winford Group, NW1942 Woodridge Estates requesting Council to indicate if there is an interest in the decommissioning of the hot tubs in their building.

A letter from TELUS Business Solutions advising Strata that on June 30, 2020 the TELUS Webspace service currently included in our internet plan will be decommissioned. Gord Farrell and Tom Hargrave have been consulting and looking into options for the next step with the website.

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**SL91** A letter to Council requesting waiving the fee for the fine due to a miscommunication with the information. Council did not approve the request.

**SL01** Complaining of noise from the neighbors above them.

**Outgoing:**

A letter to Woodridge explaining that the issue with the decommissioning of the hot tub must needs a more formal procedure than getting a yes or no from Council.

**SL79** Bylaw infraction fine items for leaving items in the balcony.

**SL91** Bylaw infraction fine for leaving items in the balcony.

**SL35** Bylaw infraction fine for leaving items in the balcony.

**SL10** Bylaw infraction fine for leaving items in the balcony.

**SL17** A bylaw infraction reminder of the smoking bylaws and the inconvenience smoking causes neighbors.

**SL79** Bylaw infraction first warning smoking in the balcony.

**SL05** A letter explaining that the water coming down at the parking area in Building A 7511 is due to a problem in the bathroom and needs to be addressed before it gets worse. Corona has assessed the problem and we are waiting to hear from the owners about the plan for fixing the water leak.

## **8. FINANCIALS**

a) Accounts Receivable as of May 30, 2020.

b) Woodridge Shared Facility financials were received for May 30, 2020

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c) Fund overview as April and May, 2020.

	<b>April 2020</b>	<b>May 2020</b>
Contingency Fund	400,285.39	403,942.23
Special Carpet Levy	61,544.98	60,325.76
Repiping Fund	49,689.93	49,930.18
Exterior Building Fund	41,750.07	42,617.76
Future Remediation Fund	507,411.43	515,331.02
<b>Total Funds</b>	<b>1,060,681.80</b>	<b>1,072,146.95</b>
Current Year Surplus	<u>18,858.26</u>	<u>18,760.44</u>
CRF Total	1,079,540.06	<b>1,090,907.39</b>

**9. MEETING ADJOURNED:** 8:00 pm

**10. NEXT MEETING:** Wednesday, July 29, 2020