

STRATA PLAN NW 2050  
Strata Council Meeting  
Wednesday, April 26, 2017  
Minutes

**1. PRESENT:**    Gordon Farrell                      Billy Leung  
                     Linda McLaren                     Carole Borthwick  
                     Joanne Parkinson                    Audrey Montero  
                     Lindsay Armstrong

**REGRETS:**      Cyrus Pun

**2. CALL TO ORDER:** 6:37 pm

**3. ADOPTION OF MINUTES**

March 29, 2017 minutes approved by email.

**4. COMMITTEE REPORTS**

**4.1 Social**

No report

**4.2 Grounds and Gardening**

Council decided to get a quote for fixing a hole found in the fence at the back of Building B. Someone is using it to cut through Cypress property and it is destroying the garden.

There is an area near the entrance to Building B that seems to always flood. Council is looking into how to improve the area.

We would like to thank Eva Hargraves for her work in keeping the garden in front of Bldg. A looking so attractive and Mavis Simpson for keeping the pots planted with such beautiful flowers in front of each of our buildings.

Over the winter we had some plants die in the triangle between the entrance and exit to our property. Council will look into replacing them even though in theory it belongs to Building D

Rabbits have been seen in the garden eating some of the plants. Council will monitor the situation.

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

The fire alarm went off in Building C on April 19, 2017 due to smoke coming from one of the suites. Only a few owners evacuated the building.

If the fire alarm rings:

Contact 911 (Note: The fire alarm is **not** connected to the fire department)

Evacuate the building

Leave all doors closed behind you, but leave the door to your suite unlocked. If there is a fire, the firemen will need to check any nearby suites for people. If the door is locked and no one answers at the door, they will break the door open. The fire department does not pay to fix any damaged doors.

Use the stairs to evacuate the building

Return to your building/suite **ONLY** when instructed by the fire department personnel

#### **4.4 Maintenance**

The rotten logs around the garden in front of Building A were replaced and a few other logs on the side of Building A were straightened as the logs were pushing into the sprinkler system and could have damage the hoses.

Service was done on door in the changing room in Building B. The door was not closing by itself. If you go through that door, please make sure the door is properly closed after you.

The Infrared Testing on all electrical panels was performed successfully. Thank you to owners and tenants once again for your help. Many of you were away, or eating and spending time with family. The office appreciates your help in keeping everybody safe. All electrical panels were checked and most are in good condition, only few were found with tripped circuits and they were fixed.

Please remember: **Electrical panels** contain multiple junctions of live wires and other components, and they are required to be accessible at all times. Electrical panels contain circuit breakers designed to trip and stop the flow of current to specific circuits and appliances. Easy access to electrical panels is essential for the protection of owners and tenants, and panels should never be blocked or inaccessible.

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Obstructed electrical panel

The quote for the skylight cleaning by hand is \$350 + tax which works out to \$7.00 per skylight.

The power washing of the windows and pool area was postponed a day and will now take place on Friday, April 28<sup>th</sup>, and Saturday, April 29<sup>th</sup>, 2017.

The broken tiles in the lobby of building A have been repaired by Black Truck Company.

#### **4.5 Shared Facilities**

The door leading to the pool area has been serviced. The mechanism is working well, but the wooden door has areas of rot and needs to be replaced. Our office administrator will get quotes.

##### **4.5.1 Fitness Room**

One of the LED light in the fitness room is damaged and will be replaced.

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**4.5 Bylaw Committee**

Gordon Farrell & Oliver St. Quintin  
No report

**5. NEW BUSINESS**

- 5.1 Assured Pest Company was on site looking into the squirrel issue in the ceiling in the parkade area. We are waiting for their report on this matter.

**6. OLD BUSINESS**

We keep finding electronic devices, batteries, bicycles, a dishwasher and different items in the garbage bins and garbage area. Cypress will face fines from our waste management company if this continues and in the end all owners will be paying for the few owners who are throwing illegal items into the garbage. Council is considering installing cameras in the three garbage areas of Buildings A, B, and C that will allow us to identify the people who are responsible for not sorting their garbage properly and/ or are leaving prohibited items in the garbage area. We still have an exercise bicycle in the garbage area of Building B. Kindly pick up the exercise bicycle and take it to the recycling depot.

**7. CORRESPONDENCE**

- 7.1 Council received an email from an owner requesting permission to do renovations in their unit. We would like to remind all owners that Council is required to know and approve renovations being done in your unit to ensure proper procedures are being followed, for the safety and protection of all.

From the bylaws **5.4** part **c)** “An owner shall not undertake any structural alterations to the interior of any Strata Lot, no alterations to the common electrical and no alterations to the common plumbing systems without the prior written consent of the Strata Council”

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Bylaw **5.3** part **c)** “**An owner shall undertake** any renovation which may disturb other residents during weekdays, Monday to Friday between the hours of 8:30 am and 4:30 pm unless alternate arrangements are made with the Strata Council”

## **8. FINANCIALS**

For your information, on December 31<sup>st</sup>, 2016 we had a surplus of \$35,681.25, which was deposited into the CRF. Although some of the surplus came from Grounds and Gardening most of it came from our lower electrical bills as a result of upgrading our lighting to Power Smart energy efficient light fixtures and bulbs.

- a) Accounts Receivable as of March 31, 2017 was \$4,441.92 involving 1 owner.
- b) Woodridge Shared Facility financials were received for March 2017.
- c) Cypress Shared Facilities March financials were issued.
- d) Fund overview as March 31, 2017:

Contingency Fund	214,444.43
Special Levy Fund	5,738.96
Re-piping Fund	58,589.52
Exterior Building Fund	9,222.54
Future Remediation Fund	224,776.07
<b>Total Funds</b>	<b>512,771.52</b>
Current Year Surplus	<u>15,542.57</u>

**9. MEETING ADJOURNED:** 7:45 pm

**10. NEXT MEETING:** Wednesday, May 31, 2017

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