

Strata Plan NW2050

Strata Council Meeting Minutes

Thursday, October 31, 2024

1.0 ATTENDEES

Present

- Gordon Farrell
- Carole Borthwick
- Murray Thompson
- Linda McLaren
- Audrey Montero

Regrets

- Oliver St Quintin
- Joanne Parkinson

2.0 CALL TO ORDER: 8:41 pm

3.0 ADOPTION OF MINUTES

Monday, September 23, 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

Starting last month, the Yamato Landscaping team has been dedicated to maintaining the gardens and common areas throughout the complex. With guidance of SL38, who is volunteering their time to support this important work, the team has been removing dead shrubs and plants and focusing on cleanup, particularly around the back of Building C. They have also been trimming shrubs and trees and conducting a thorough fall cleanup to prepare the grounds for winter. Additionally, the team cleared street drains of leaves to prevent flooding from recent heavy rains. Their work will continue under SL38's guidance to ensure our gardens remain well-kept and enjoyable for all. Thank you SL38 for your time and help around Cypress Point gardens.

Damaged wooden logs have been replaced with new ones in Building A, and some in Building C, to improve safety and appearance.

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Loose pavers in the pathways have been repaired to prevent any tripping or falling hazards. Please be mindful of potential uneven areas in the gardens and pathways, as the ground can shift over time. As it gets darker, it may become more difficult to see these areas clearly. Stay cautious while walking around.

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.

4.4.2 High Efficiency Boiler Replacement in Building A

A new boiler was recently installed in Building A and is working well. After a few days, we experienced an issue with no hot water due to a faulty gas reader. The reader has since been replaced, and everything is now functioning smoothly. Thank you to all owners for their cooperation during the days without water and/or hot water in their suites.

4.4.3 Car Wash

The hose connection in the car wash area has been repaired by Corona Plumbing and Heating. It had been leaking for some time, but it is now fully fixed. Please remember to turn off the water completely after you finish washing your car. Thank you!

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4.4.4 Garbage bags on carpet

Please remember not to leave any garbage bags on the carpet, as this can lead to dirt or stains on the carpeting. When taking garbage bags to the garbage room, ensure they are dry or place a protective item under the bag to prevent leaking and dripping resulting in a potential mess. Your cooperation in keeping our common areas clean is greatly appreciated. Thank you!



4.4.5 Water Leak Suspected in the hallway Building C

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 is on their scheduled vacation all plumbing repairs will resume towards the end of November 2024.

4.4.6 Pipes around the Building Winterized

All pipes and sprinklers have been prepared and winterized for the season.

4.4.7 Repairs

SL70 A window has been secured as we wait for the parts to completely repair the window.

SL01 A door knob for the door on a balcony was replaced.

SL70 A door on a balcony was fixed as it wasn't closing properly.

4.4.8 Individual doors next to the Garage Doors

The individual doors next to the garage doors in Buildings B and C have been realigned to ensure they close properly, reducing slamming and noise.

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4.4.9 Roof Drains

The roof drains have been inspected and cleaned several times over the past month to ensure proper drainage and prevent flooding from heavy rain.

4.4.10 Delivery Parking Signs

Two new delivery parking signs have been installed, one at the entrance of Building A and another in front of the gym in Building B. These signs indicate a 20-minute parking limit for deliveries.

4.5 Shared Facilities

4.5.1 Games Room

The Games Room can be booked to a maximum of its capacity 12 people per session.

There is no fee to use the facility, but a \$100 damage deposit is required. If you are an owner and would like to use the room, check the availability with the office. You will need to bring the deposit and fill out a form to secure your place.

If you are a tenant you will have to take one extra step, which is to obtain written permission from the owner of your suite, which can be emailed to the office before booking the room.

4.5.2 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.

During the month of October, the lounge was rented 2 times.

4.5.3 Exercise Room

We are currently in the process of purchasing a new treadmill. Strata Council has approved waiting until the Black Friday season to take advantage of better pricing for the equipment.

4.5.4 Pool Closing for the Season

We will continue with off-season pool maintenance, and the company has agreed to offer the same pricing as last year with two visits per week. This arrangement will ensure a smoother and easier transition when it's time to reopen the pool for the season.

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.

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5.0 NEW BUSINESS

5.1 Annual General Meeting 2024

The Annual General Meeting has been scheduled for Thursday, November 28, 2024 at 7:00 pm. It will be an in-person meeting in the Lounge. If you are not able to attend the meeting, you may drop off your proxy to the Cypress Point Office by no later than Wednesday, November 27, 2024 before 7:00 pm (which is 24 hours before the Annual General Meeting)

By now you have received your Annual General Meeting Package by hand, mail or electronically. Please feel free to email the office: nw2050@telus.net if you have any questions.

5.2 New Dishwasher

The Strata Council has approved the purchase of a new dishwasher for the lounge to replace the existing one which is no longer functioning properly.

5.3 Roof Specifications Process

Strata Council NW2050 has reviewed and approved the project details (roof specifications) written up by Phoenix Roof Consultants and we are ready to move forward by issuing a request for bids on Tuesday, November 26, 2024. The bidding process will close on December 17, 2024, and bids will remain valid until March 17, 2025 (90 days after the closing date).

6.0 OLD BUSINESS

6.1 Chimney Inspection 2024

The mandatory annual chimney inspection was performed on Tuesday, October 15, 2024. Vancouver Chimney Chief Ltd. was on site and was able to conduct all chimneys inspections except one suite SL52

Chimneys inspected: 62

Chimneys cleaned: 14

Chimneys missing inspection: 1

A few owners had a TV in front of the chimney, please remember that any item near or blocking the chimney needs to be removed prior the inspection to avoid time and the risk of damage to the item in front or close to the chimney.

Most chimney dampers (the manual mechanism that controls airflow and smoke through the chimney flue) were closed during the inspection. A closed damper keeps the exterior air out and the interior air in. If you are not using the chimney it is a good idea in order to keep your place warm during the winter time; otherwise you need to open it prior to the use of the chimney.

6.2 Fire and Safety Inspection 2024

The annual Fire & Safety Inspection was conducted by Sitka Fire Protection Inc. on Tuesday, October 15, 2024. The inspections were 99% completed except for SL52 who will be scheduling the inspections with Sitka company later on.

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6.3 *Electric Cars*

Any volunteers to work on the electric cars committee?

6.4 *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.

6.5 *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

Drain Project for SL84

Strata Council has been working closely with Corona Plumbing on the project related to the drain issue in SL84. A new approach has been proposed by Corona Plumbing. The revised plan involves working from the Games Room facility, rather than from the unit above SL95 and above through the roof. As this work is not weather-dependent, Corona Plumbing estimates that the project can be completed by the end of November.

6.6 *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 these problems. 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!

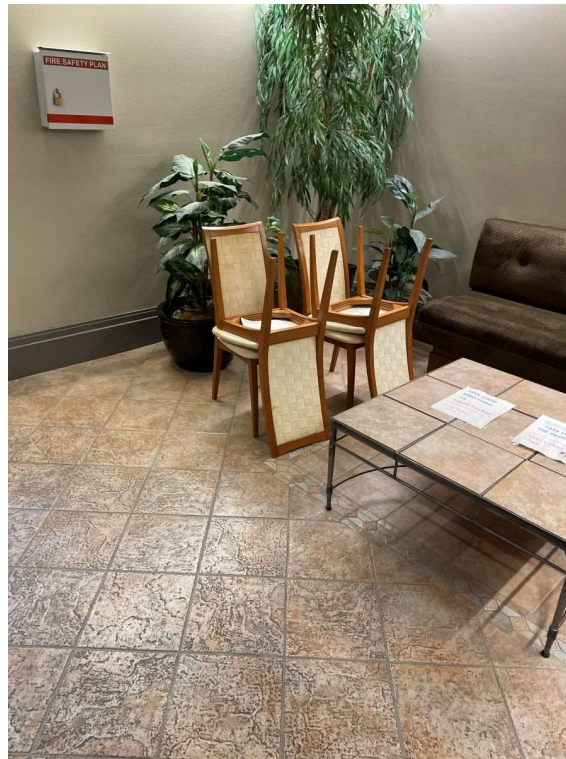
The photo shown below is an additional example of illegal disposal. DO NOT leave any of your unwanted items in the building lobbies or other building areas. These are your personal belongings, and these types of items are your responsibility to dispose of. It should not be up to the Strata or other owners remove them.

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>

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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.



Despite placing signs in each of the garbage rooms, some owners are still leaving plastic bags in the compost bins. There are also other issues arising in the garbage rooms due to a lack of consideration and respect from certain individuals. Strata Council would like to thank those owners who are diligent in recognizing these issues and taking the appropriate steps to correct them. We hope that all residents will ensure proper disposal of their waste moving forward.

This is from an owner in your building:

Owner: "I just picked up a food scraps dumping in plastic bag ...

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7.0 CORRESPONDENCE

7.1 Incoming:

SL98

Heavy noise has been reported coming from the whirlybird, especially on windy days.

SL100 & SL104

Both SLs reported water leaking from their skylights during the last rainy days. We scheduled a visit with Atlas-Apex to attend to the problems. Atlas-Apex, inspected the roofs around the skylights and completed the repair to fix the issues. Atlas- Apex were also able to fix, for the moment, the noisy whirlybird above SL98.

7.2 Outgoing:

8.0 FINANCIALS

Fund review for September 2024.

	September
Contingency Fund	619,671.26
Special Levy Fund Carpet	624.70
Re-piping Fund	83,536.50
Exterior Building Fund	71,021.32
Boiler Levy Income	51,822.31
Future Remediation Fund	373,400.11
Net Income Current Year	40,049.63
Owners' Equity	<hr/> \$1,240,125.83 <hr/>

9.0 MEETING ADJOURNED: 9:50 pm

10.0 Next Strata Council Meeting Thursday, November 28, 2024 after the AGM.