

STRATA PLAN NW 2050
Strata Council Meeting
Wednesday, May 31, 2017
Minutes

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

REGRETS:

GUESTS: Owner & Tenant of SL47

2. CALL TO ORDER: 6:35 pm

3. ADOPTION OF MINUTES

April 26, 2017 minutes approved by email.

4. COMMITTEE REPORTS

4.1 Social

No report

4.2 Grounds and Gardening

4.2.1 Landscaping/Arborist:

The hole in the fence at the back of Building B has been fixed.

4.2.2 Landscaping

Wild West Gardening, our landscaping company, is back on their summer schedule. They have been cutting grass and trimming the trees around the complex.

Council received two quotes on work to be done in the garden in front of Building B. More consultation is to be done with Jerehm and Wild West Landscaping before Council reaches a decision.

STRATA PLAN NW 2050
Strata Council Meeting
Wednesday, May 31, 2017
Minutes

4.3 Fire & Security – Block Watch

Council kindly invites you to visit the following links with information on Fire & Security – Block Watch.

Crime Prevention Block Watch

<http://www.richmond.ca/safety/police/prevention/blockwatch.htm>

Crime Prevention Programs Block Watch

<http://www.richmond.ca/safety/police/prevention/programs.htm>

Richmond RCMP Criminal Activity Maps

<http://www.richmond.ca/safety/police/crime.htm>

4.4 Maintenance

4.4.1 We would like to remind residents that if you are requesting service from Shaw or Telus provider, to please remind the providers Shaw & Telus to bring their key in order to access the box that has the key for the electrical rooms. Audrey will be happy to assist if she is on site. If they come to Cypress Point to work on their phone installations and there is nobody in the office they will have to leave the building in order to get the key and come back. Both Shaw & Telus have been provided keys that they maintain and use when doing servicing in our buildings.

4.4.2 The wood windows and doors remediation repairs have been completed for the year 2017 except for one door that needs special attention. We thank owners and tenants for their collaboration and flexibility during the repair times.

Council is still looking for another quote before proceeding to repair the damaged door.

4.4.3 From the report on the Infrared Scan by Maxim Dragun which was performed in March 2017. “All available switchgear and electrical equipment was scanned. An issue that was noticed was that many suites had the electrical panels blocked by various items. Sometimes there were washer/dryer combos in front of the panels, shelves, racks, and other clutter. In case an incident happens, it may take too long to access the electrical panel to shut circuits down, which can lead to a major fire or worse. Please make sure for safety that your electrical panel is not obstructed and can be easily accessed at all times.

STRATA PLAN NW 2050
Strata Council Meeting
Wednesday, May 31, 2017
Minutes

- 4.4.4 Last month water leakage from a top floor suite caused damage to the two suites directly below. Repairs to all the suites involved have been completed.
- 4.4.5 When moving in, moving out or making repairs to your suite, kindly keep in mind that the carpet, elevators and common areas do not get damaged or dirty. If an accident occurs, please clean up after yourself. Clean the hallway carpets and/or wash the elevators or lobby tile floors. We appreciate co-operation from all of our residents
- 4.4.6 The entrance door into the lobby area in Building C was found broken on May 2, 2017. The lock has been replaced. As of May 31, 2017, Strata NW 2050 has already spent its total budget for this year on door and lock repair. Please be gentle with our doors. Please report it to the office if you see anyone, kicking or damaging our doors.
- 4.4.7 A new rail on the right side of the stairs leading to Building B has been installed.
- 4.4.8 Council is renovating the fire lane area between Building B and C. This will clean up this dirty and often muddy area so that tradesmen vehicles or moving vans can park there temporarily when onsite to do work. The work will commence this coming June 20th, 2017. There will be trucks moving in and out of the complex as well as noise during working hours. Kindly allow enough time when you are leaving the building in case you have to wait on your way out. The office will keep you informed by email of the status of the work so you can plan better around that time.
- 4.4.9 Council is getting quotes on fixing the loose tiles between the front of the lounge and swimming pool entrance.

4.5 Shared Facilities

The entrance door to the South side of the pool required some repairs during this past fall. The door is large and made of wood. The door experienced more stress because of the snow and extremely wet winter weather. Council is looking into replacing it.

STRATA PLAN NW 2050
Strata Council Meeting
Wednesday, May 31, 2017
Minutes

4.5.1 Fitness Room

Many thanks to all residents using the gym for keeping it in order and clean.

4.5.2 Pool

The pool was opened for the season on May 19, 2017. Enjoy the pool and remember safety first. Please review our Bylaws regarding the pool rules and regulations. You can find them in the last two pages of the Bylaws Strata Plan NW 2050. You can also read the bylaws online by visiting: <http://www3.telus.net/public/nw2050/>

Council is extending the opportunity to each of you if you would like to volunteer for pool patrol duties. If you have the time and energy, please contact the office. The main responsibilities involve: making sure participants are behaving in a safe manner, tags are with the swimmers, children and adults are swimming at their appointed hours. For a detailed list of rules you can refer to the last pages of Bylaws Strata Plan NW 2050.

4.5.3 Games Room

The games room is open to all residents. You are welcome to use the facility for your enjoyment. You must notify the office to schedule access and a refundable damage deposit is required. There is no fee to use the room.

4.6 Bylaw Committee

Gordon Farrell & Oliver St. Quintin

5. NEW BUSINESS

- 5.1 We would like to extend a warm welcome to the new residents this month to Strata. Plan NW2050.
- 5.2 Assured Pest Company was contacted to check into the ceiling of the parking area of Building B as it seems that the squirrels are taking the

STRATA PLAN NW 2050
Strata Council Meeting
Wednesday, May 31, 2017
Minutes

soft part of the ceiling and throwing it onto the ground. Assured Pest Company trapped and removed all current rodent activity nesting in Building B parkade above the vent ducting.

- 5.3 Assured Pest Company was contacted following up a complaint of a resident being attacked by a crow who has a nest next to Building A on Woodridge side. This subject was brought up at the Council Meeting last October 26, 2016. Assured cannot perform services for issues that are not in our facility. Council sympathises but this time of year the birds are hatching their young. Crows are known to be protective and this behavior will stop very soon. Even if this bird nest was on the Strata's property, we could not justify spending approximately \$1000 to have a pest contractor remove the birds.
- 5.4 Do you have a parking stall which you are willing to rent to another resident? Kindly contact the office if you do.
- 5.5 James Shi is the new manager for Building D. Building D is the privately own building which shares our driveway and parking area.
- 5.6 We are experiencing continuing problems with tenants not properly disposing of their garage and recycling items. This includes leaving appliances and furniture and other special items in the garbage areas. Council is making inquiries for quotations for high resolution night vision cameras with a digital video recorder. Depending on costs, we may extend the quotations to include the building lobby areas to monitor damages to the access doors and locks.

6. OLD BUSINESS

- 6.1 We would like to remind all owners and tenants:

BYLAW 4. PETS 4.1 No Owner shall keep a pet or animal within Strata Plan NW2050 other than a cat, bird or fish. Permitted pets shall be restricted to two (2) per suite and no Owner shall allow a pet to foul or damage any hallway, garden or common property. No Owner and/or Resident shall permit guests to bring pets into Strata Plan NW2050 and the Strata Council may demand removal within 30 days any permitted cat(s), bird(s) or fish which is/are deemed a nuisance."

STRATA PLAN NW 2050
Strata Council Meeting
Wednesday, May 31, 2017
Minutes

7. CORRESPONDENCE

Outgoing:

Bylaw warning was sent to SL47 related to continuing noise in their suite disturbing neighbor.

Bylaw warnings was sent to SL06 one owners related to related to visitors bringing dogs into the buildings and property.

Bylaw infraction was sent to SL05 related to continuing noise in their suite disturbing neighbor.

Incoming:

Email from owner SL27 requesting action to be taken in order to collect payment for management fee unpaid from SL20.

Email from owner SL47 requesting a meeting with Council on May 31, 2017.

8. FINANCIALS

- a) Accounts Receivable as of May 31, 2017 was \$5,205.16 involving 1 owner.
- b) Woodridge Shared Facility financials were received for April 2017.
- c) Cypress Shared Facilities February financials were issued.
- d) Approval of Cypress Point April 2017 financials.
- e) Fund overview as April 30, 2017:

Contingency Fund	221,247.36
Special Levy Fund	5,744.62
Repiping Fund	58,847.50
Exterior Building Fund	10,065.79
Future Remediation Fund	231,671.01
Total Funds	527,576.28
Current Year Surplus	<u>19,153.88</u>
Total Owner's Equity	508,422.40

9. MEETING ADJOURNED: 9:30 pm

STRATA PLAN NW 2050
Strata Council Meeting
Wednesday, May 31, 2017
Minutes

10. NEXT MEETING: Wednesday, June 28, 2017