

It was **MOVED** by (SL64) and **SECONDED** by (SL49) to adopt the minutes of the Annual General Meeting held on November 5, 2020. It was carried by majority vote, none opposed.

**STRATA PLAN NW2050, CYPRESS POINT,  
ZOOM ANNUAL GENERAL MEETING  
THURSDAY, NOVEMBER 25, 2021 AT 7:00 PM  
RICHMOND, B.C. V6Y 1Z3**

7. President's Report for 2021

- a. President's and Treasurer's 2021 Reports were included in the Annual General Meeting Package.
- b. Gordon Farrell, Strata Council President, gave an overview of Strata at the moment, explaining how the weather, COVID-19 and other elements have slowed the progress of a of the few projects Strata has on the go at the moment.

8. Treasurer's Report for 2021

- a. Carole Borthwick, Strata Council Treasurer, provided an overview of the 2021 financials to-date.

9. Presentation and approval of the disposition of the 2021-year end accumulated funds re Cypress Operating Account surplus/deficit.

The owners of Strata Plan NW 2050 will retain the surplus in the Operating Budget & Shared Facility Budget from 2021 in the Operating Budget and Share Facility Budget for 2022.

It was **MOVED** by (SL23) and **SECONDED** by (SL59) to approve carrying forward the surplus in the 2021 Operating & Shared Facility Budgets for 2022. This motion was carried unanimously. None opposed.

10. Cypress Point Operating Budget & Shared Facilities Budgets for 2022: were included in the Annual General Meeting Package. Carole Borthwick, Strata Council Treasurer, provided an overview of the 2022 budgets.

It was **MOVED** by (SL96) and **SECONDED** by (SL23) to approve the proposed 2022 Cypress Point Operating Budget and Shared Facility Budget. This motion was carried by majority vote. None opposed.

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**11. CONSIDERATION OF ¾ VOTE SPECIAL RESOLUTIONS**

**a. RESOLUTION A**

**BE IT RESOLVED BY A ¾ VOTE RESOLUTION THAT:**

The Owners of Strata Plan NW2050 approved the Operating Budget and Shared Facilities Budgets for 2022.

It was **MOVED** (SL70) and **SECONDED** (SL92) to approve Resolution A. This motion was carried by majority vote. None opposed.

**b. RESOLUTION B**

**BE IT RESOLVED BY A ¾ VOTE RESOLUTION THAT:**

The Owners of Strata Plan NW2050 approve the adoption of rules as explained in Appendix “A” with regard to owners charging their electric vehicles in their parking stall.

It was **MOVED** (SL54) and **SECONDED** (SL17) to approve resolution B. This motion was carried by majority vote. None opposed.

**c. RESOLUTION C**

The Owners of Strata Plan NW2050 approve amending Bylaw 23.1 to read:

At the option of the council, General Meetings may be held by electronic means, so long as all eligible voters and other participants can communicate with each other.

For the purpose of electronic meetings, a secret ballot is not permitted, voting may be conducted by a showing of virtual voting cards, polling, email to a designated scrutineer, or some other method, provided the parties voting can be identified.

It was **MOVED** (SL64) and **SECONDED** (SL70) to approve resolution C. This motion was carried by majority vote. One vote opposed.

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**12. New Business and Discussions**

The following issues were put forward by Carole Borthwick on behalf of owner, Tom Hargraves who was unable to attend the meeting.

Regarding the upgrading of the Strata's electrical system to accommodate electric vehicles. Tom wanted to ask Tony if it would be worth it to have a meeting with an advisor from B.C. Hydro's Power Smart programme come to assess the best way for us to upgrade our electrical system. Tony said it would be well worth it. He knows of quite a few Stratas who have taken advantage of this incentive programme. He said once you contact Hydro about the programme to be prepared for a bit of a wait because it is so popular.

Tom sent the following email which Carole read on his behalf:

Sorry I cannot attend the AGM.

At the last AGM I mentioned hummingbird feeders and Hanging baskets.

I suggested we relax the balcony bylaw (but also all liabilities would be on the owner, of course!)

This year we enjoyed the flower baskets hung by other Stratas (Woodridge had a nice very display).

Sadly we could not contribute to the community.

Obviously the proposed change of bylaw 4.17 has not happened, despite a nice opportunity.

I would again request a relaxation of bylaw 4.17, but this cannot be done formally during this AGM.

Because it was not included.

I am formally requesting it be included at the next AGM or SGM.

After Tom's email was read, Tony said that the liabilities would not be on the owners, but the Strata. Tony also said that feeders attract rodents.

Tom's suggestion will be included in next year's AGM.

**13. ELECTION OF NEW COUNCIL FOR 2021**

The following owners were elected for Strata Council 2022.

- |                      |          |
|----------------------|----------|
| 1. Gordon Farrell    | Unit 302 |
| 2. Murray Thompson   | Unit 118 |
| 3. Carole Borthwick  | Unit 330 |
| 4. Lindsay Armstrong | Unit 120 |
| 5. Joanne Parkinson  | Unit 332 |
| 6. Linda McLaren     | Unit 232 |
| 7. Queenie Cheng     | Unit 132 |

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14. Termination –

The Annual General Meeting was terminated at 7:50 pm It was **MOVED** (SL70) and **SECONDED** (SL64) to terminate the meeting. The motion was carried unanimously.

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**Strata Council Membership 2022**

**Cypress Point ABC  
Strata Plan NW2050**

Gordon Farrell  
President

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Vice-President

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Office is located in the lobby of 7511 Minoru Boulevard (Building A)

<p>Cypress Website is: <a href="http://www3.telus.net/public/NW2050/">http://www3.telus.net/public/NW2050/</a> Password for the minutes is their date in numeric form. e.g. August 17, 2020.pdf is 170820</p>
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