

**CYPRESS POINT ABC  
STRATA PLAN NW2050**

Strata Council Meeting  
Wednesday, June 25th, 2008

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| <b>1. PRESENT:</b> | Tom Hargraves<br>Joanne Parkinson<br>Steve Tosh<br>Corinne Inglis | Larry Makutra<br>Gordon Farrell<br>Carole Borthwick |
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**REGRETS:** Cheryl Jones

- 2. CALL TO ORDER:** 7:05 PM

**3. ADOPTION OF MINUTES**

- a. June 4, 2008 - Approved

**4. COMMITTEE REPORTS**

- a. **Social** - Cards being sent out re illness and weddings.

b. **Grounds and Gardening**

1. Cypress Point ABC has been entered in the City of Richmond landscaping contest.

c. **Fire & Security**

1. Fire Plan and Fire Marshals - No Report
2. Block Watch - No report
3. Security - No report

d. **Maintenance**

1. A few deficiencies will be cleaned up by National Building maintenance on Thursday, June 26. *Council will mark some of the areas in Bldg C.*
2. Re the fire insurance claim, SCM adjustors have asked Cypress to sign off all of the work. Cypress will receive a cheque for \$4,988.28 for the stairwell carpet that was not replaced which will close the file. *Council approved setting up a Special Levy Fund for Carpet as the place where this money will be deposited.*
3. The handy man will hang the lobby pictures and mirrors in July. *This will complete all lobbies.*
4. A quote was received for \$2,400.00 to redo the deck on the south side of Building A. *Council to look at the deck and then decide if they will have volunteers do it or hire the handyman to do it.*

**e. Shared Facilities**

1. The exercise room has been completed and is ready to be used. Should we post a sign and purchase a spray bottle and paper towels so that residents can wipe the equipment down after use? *Council approved purchasing a spray bottle and paper towel dispenser to be installed by the cupboards so owners can wipe down the equipment after use.*
2. Permanently close the games room unless pre booked by an owner? Woodridge has experienced the same vandalism and only allows residents to use the room on a pre-booked basis. *Council approved keeping the games room locked indefinitely.*
3. Should we purchase some folding chairs for the lounge rather than rent from Pikes rentals every year? *Council thought we should consider putting this in next year's budget.*
4. We are receiving complaints about an owner who uses the pool with his buddies and horse plays to the extent that they are getting scraped knees etc and other kids are afraid to go into the pool. *Council asked Corinne to speak with the owner to see if the behavior could be modified..*
5. Residents are opening the door to the pool to residents who have had their fob suspended. *Please do not let residents into the facilities if their fob does not work or they do not possess the required pool tags.*
6. **Children are not allowed in the pool area during Adult Hours.**
7. Residents are complaining about the smoking at the pool area. Some residents are butting out their cigarettes on the pool deck and butting their ashes into the pool and spa instead of into the ashtrays. *Council approved **No Smoking** in the pool area and will obtain wording from the Vancouver Health Authority for signage that will be posted.*
8. Clearwater Pools and Spas will be taking over at the pool from Imperial Paddock Pools because the Vancouver Health Authority require that the pool be tested 7 days per week and Imperial only provide a 5 day service. For 115.00 per month they provide a winter service. *Council approved Corinne continuing with adding chemicals during the winter months.*
9. Council has asked Andrew Seaton of Remax to attempt to resolve the financial issues with Ashford Place and Woodridge Estates going back to 2003. *Documents requested by Andrew re this matter will be delivered to him.*

**5. NEW BUSINESS**

**6. OLD BUSINESS**

**7. CORRESPONDENCE**

### **Incoming**

- a. An email was received from an owner requesting permission to renovate his kitchen. There may be some structural work. *Council approved the renovation subject to the guidelines laid out in the bylaws. Also, we will require certificates from any plumbers, electricians or structural professionals involved. We require a copy of the drawing relating to these alterations.*
- b. An email was received from a resident requesting permission to park a motorcycle in his stall with his car. *Council approved this request.*
- c. An owner queried the use of a roof top deck in Building A. *The roof top requires a lot of deck work and the lock has been changed.*
- d. An email was received from an owner requesting permission to purchase a personal compost bin for their own use which would be stored on common property. *Council declined the offer.*

### **Outgoing**

- a. A letter was sent to a resident regarding numerous bylaw infractions and the resultant fine.
- b. A letter was sent to the Wynford Group in response to their letter re the formation of a Shared Facilities Committee with the new council members of Ashford Place and Woodridge Estates. Council would be please to be presented with their written proposal

## **8. FINANCIALS**

### **Accounts Receivable.**

- a. Accounts Receivable as of June 15 is \$2,704.05

Parking	1 suite
Move In	1 suite
Locker	1 suites
Strata Fees	1 suites
Late Fees/Fines	3 suites
Other	2 suites

- b. March and April 2008 Financial statements - Approved
- c. Woodridge May statement has not been received.
- d. Cypress Shared Facilities statements have been issued for March and April 2008.
- e. Tom to speak with Remax re our request for clarification re postage and photocopying charges in 2007.

## **9. OTHER BUSINESS**

- a. A resident is parking a vehicle in their stall that has four flat tires and no plates. *A copy of their storage insurance will be requested.*

- b. Council approved the reworded Bylaw Infraction Form
- c. *Change lawyers? After much discussion, council approved staying with the current lawyer for the time being.*

**10. E-MAIL VOTES**

- a. Council approved the draft response letter to be sent to The Wynford Group.
- b. Council received an email from a resident requesting a common composting bin for the property. Council considered that the owners are not recycling in the garbage rooms properly and felt this would be a confusing, stinky mess. *Council declined.*
- c. Council approved sanding and re-staining the deck in Building A. Handyman or volunteer owners?
- d. Council approved changing from Imperial Paddock Pools to Clearwater to satisfy the Vancouver Health Board requirement.

**11. MEETING ADJOURNED: 9:30 PM**

**12. NEXT MEETING: Wednesday, August 27<sup>th</sup>, 2008**