

STRATA PLAN NW 2050
Strata Council Meeting Minutes
Wednesday, May 18th, 2023

1. **PRESENT:** Murray Thompson
Joanne Parkinson
Carole Borthwick Audrey Montero

REGRETS: Gordon Farrell
Linda McLaren

2. **CALL TO ORDER:** 6:45 pm

3. **ADOPTION OF MINUTES**

Wednesday, March 29, 2023 Strata Council Zoom Meeting Minutes were approved by email. Late in April, Strata Council approved changing the next Strata Council Meeting to May 18, 2023.

“Fund review as of January 31, 2022”, found on page 10 should be:

“Fund review as of January 31, 2023.”

4. **COMMITTEE REPORTS**

4.1 **Social**

No reports.

4.2 **Grounds and Gardening**

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4.2.1 Landscaping

Yamato Landscaping Inc. continues with the weekly scheduled maintenance in the gardens around Cypress Point. More recently with the rapid growing season upon us they have been investing time cleaning up the flower beds and pruning bushes, and mowing the grassy areas. Yamato Landscaping was on site to remove branches near Building B in order to prevent raccoons from gaining access to an owner's balcony.

"Please follow or refer 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 Assured Environmental was on site to install an additional rodent trap near SL38 since there has been numerous reports of rodents on the patio. There will be a follow-up in two weeks, around the end of the month.
- 4.4.2 Near Building B, a raccoon mother was reportedly seen. The mother and unborn raccoon attempted to enter through two of the owner's balconies, causing damage to the building's wooden framework in SL43 and SL44. A few days later, the mother raccoon and her two young were discovered on property in Cypress Point. In order to deter raccoons and other wildlife from approaching our property, we would like to encourage the owners to take additional care not to put food or drink out.
- 4.4.3 The fire door closer, near to the elevator, on the second floor of Building B was leaking oil. Aberdeen Security Locksmith Ltd., replaced the closer on that door. They reported that over time the door's mechanism loosens the oil seal causing it to leak.

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- 4.4.4 The car wash drain in Building A 7511 was reportedly blocked from debris left after washing the cars. Corona Plumbing and Heating attended the problem and unplugged the drain. They also suggested getting a vacuum pump service to clear all the drains around Cypress Point. Quotes are being requested in order to complete this job. Two quotes have been received. Strata Council approved to have Eden Flo Pump Truck Services Ltd, to attend our site to vacuum out all the drains in and around Cypress Point. All waste will be disposed of in the proper manner. We will notify the owners and residents when the project will take place.
- 4.4.5 Precision Gutters completed the project approved by the owners at the last Annual General Meeting. They repaired or replaced gutters, fascia boards and soffits in the non-remediated sections of Buildings B (7531) and C (7651). The total amount budgeted was \$57,772.09 and at the moment the project by Precision Gutters came to \$38,458.54.
- 4.4.6 We have replaced smoke detectors in SL94 and SL105.
- 4.4.7 According to reports from various residents of Cypress Point, Waste Connections failed to pick up the garbage from Buildings A and B. A request for information has been made by email to ensure that the situation doesn't persist, especially during the summer.
- 4.4.8 Some turbines on the roofs are making noise and need to be fixed or replaced. Strata Council approved that if Corona Plumbing and Heating can't accommodate us soon in their schedule, we will request another company to send us a quote.
- 4.4.9 Omicron Security, was on site to attend the small gate, next to the garage door in Building C. The door was missing a part and wasn't closing properly.
- 4.4.10 Regarding the kitchen drain problem in SL84, Pioneer Plumbing was on site at the end of April 2023. They have recommended cleaning the stacks from the suite and hydro jetting the drains from the parkade roof. The recommendation is to use hydro jet and snake stacks. The sink ins SL84 was reported draining with no issues at that time. Strata Council would like to consider this situation if the situation changes in the draining of SL84. We would like to remind owners to be careful when using your kitchen sink, only water should go down it, and make sure that any food waste and oil are collected separately and disposed of in our compost bins.

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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.

This month, April and May the lounge have been rented 4 times.

4.5.3 Exercise Room

The exercise room is not large and can only accommodate 6 participants at a time.

Currently, the exercise room has a fan that works. Kindly remember to open and close the windows gently. Also remember to check that all the windows are closed if you are the last person leaving the exercise room. We appreciate your cooperation.

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If you are not alone in the gym, please consider using headphones when listening to music while working out so that you do not bother other people. We appreciate your cooperation and your understanding.

Thanks to all residents using the facility for keeping the area clean and organized.

4.5.4 Pool

The pool has been open since May 17, 2023 after approval after the inspection by Vancouver Coastal Health.

Last year, when the pool season came to a close, the strata council met with Imperial Paddock and Pools' owners to discuss the problem with the broken hot tub. They informed us that they would take care of the hot tub and that it will be fixed by the start of the season. While working on the hot tub, Imperial Paddock was unable to test it because the plumbing had been winterized. They had to wait until the spring when the pipes were once again de-winterized. When the hot tub was checked, the results showed that it was leaking, leaving little time for repairs before the pool was opened. A professional is scheduled to visit the hot tub and determine the issue, potential fixes, and associated expenses. In the upcoming month, we will keep the owners updated on the hot tub's condition.

Four tags are included with each suite—two for the family and two for visitors. If you require a tag, they cost \$8.00 each. If you do not have a tag, kindly get in touch with the office to make arrangements for buying one.

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CYPRESS POINT POOL RULES AND REGULATIONS

For safety and enjoyment of users of this pool facility and in compliance with the Municipality of Richmond Public Health Regulations, the following rules and regulations must be complied with. **(OFFENDERS WILL BE DENIED USE OF THIS AREA).**

NO PERSON SHALL ENTER THIS POOL WHO:

1. Has not had a cleansing shower
2. Is obviously ill
3. Has open wounds or sores
4. Is wearing a bandage
5. Has sore or infected eyes
6. Has discharging ears or nose
7. Is not wearing clean or proper bathing attire (cut-offs are not permitted)
8. Is intoxicated
9. Has no visible swimming tag attached to swimwear
- 10? Is under 14 years of age unless accompanied by an adult (19 or older)

NO PERSON SHALL IN THE POOL AREA:

11. Eat or drink
12. Carry glass containers of any kind
13. Push or run in the pool area
14. Wear swim fins or any other like equipment
15. Swim alone
16. Swim other than within the posted hours of the pool
17. Behave in a boisterous or belligerent manner
18. Use radios or any other sound reproducible equipment

CHILDREN

Huggies or Pampers are **not acceptable** swimwear. Cloth diapers with a plastic pant or 'Little Swimmers' are acceptable by the Richmond Board of Health Children under 14 may not use the spa or pool without an adult (19 years of age or older) in attendance.

Children's Hours are: 10:00 AM to 12:00 NOON and 3:00 PM to 6:00 PM

NOTE: NO LIFEGUARD ON DUTY, SWIM AT YOUR OWN RISK!!

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CYPRESS POINT POOL RULES AND REGULATIONS

Green or orange pool tags must accompany all users of the pool/spa.

4.6 Bylaws

Council would like to invite you to visit the Cypress Point website:
<https://cypresspointstrata.github.io/> under Bylaws NW2050 Bylaws Dec 04, 2018.pdf

If you prefer to have a hard copy of the bylaws, you will be able to print a copy for yourself.

5. NEW BUSINESS

- 5.1 As the time to renew our strata insurance draws near, Strata Council has contacted an additional insurance provider in the hopes of obtaining a more reasonable premium. We will keep owners apprised of our progress.
- 5.2 As of July 1, 2023, there are two storage lockers available. The monthly payment is \$30. If you want to rent a locker, please contact the office.

6. OLD BUSINESS

- 6.1 Owners with rooftop decks will get a letter from the strata council outlining their obligations. The Property Committee will examine and evaluate the balcony at a designated time. This task is still pending and carry out this month of May, 2023.

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- 6.2 Building B piping repairs are still waiting for Corona Plumbing to schedule us. Hopefully we will hear from them this week.

- 6.3 If you are contemplating buying an electric car, please be aware that the buildings at Strata NW2050 do not have the electrical infrastructure to support car charging stations. There would be a considerable cost to modify our electrical systems and any upgrade project would need to be voted on by all owners.

If you are interested in finding out what needs to be done kindly consider joining a committee to work on this new project. Council would like to invite you to participate if you are interested in meeting with SL96 and anybody else who can help with this project. Any information you may have or would like to share about the subject will need to be address to the EV committee.

Thank you, SL24, for volunteering being part of the committee. There will be a follow up plan for the members to get together and act on the EV.

- 6.4 Thank you to all owners who have sent in their car insurance information to the office. If you have not done so already, kindly send the information to the office electronically or you can leave a copy of it at the office. Starting May 1, 2022 license plate validation decals were no longer required on BC vehicles. Since there is no physical evidence of the owners' up-to-date insurance with their vehicles, Strata Council is requiring a copy of your annual insurance to be kept on file in order to be sure that everyone is in line with the requirements of parking in the Strata corporation.

7. CORRESPONDENCE

Incoming:

- 7.1 SL62 sent a message to Strata Council asking if they would consider the installation of water meters in suites. Strata Council will investigate this issue further.

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- 7.2 An email from SL06 asking permission to park his motorbike behind his car. There is sufficient room. The request was approved by Strata Council.
- 7.3 SL70 sent us an email informing us that wasps have been visiting her suite. We advise closing the windows and making sure screens are in place because it is wasp season. We'll investigate if the SL70 screens are missing.
- 7.4 An email from SL48 asking if propane smokers are allowed. According to the Strata NW2050 Bylaws, one CSA-approved electric or propane barbeque is permitted.
- 7.5 An email from SL27, informing Strata Council Members that the lift being used by Precision Gutters was parked in the fire lane. The next day the lift got re-position to a safe place.

Outgoing:

A bylaw infraction warning to SL53 for noise complaint from SL36

A bylaw infraction warning to SL04 for items stored on the balcony ledge.

A bylaw infraction warning to SL15 for items stored on the balcony

A bylaw infraction warning to SL25 for items stored on the balcony

Strata Bylaw:

18. 4.19 A resident must not allow anything to be stored on, used on or seen from, any patio, balcony or roof top deck except for:

- (a) plants or plant containers
- (b) patio furniture, not including hot tubs or inflatable pools
- (c) one CSA-approved electric or propane barbecue, or

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(d) from 1st December to 15th January only, seasonal lights

The plants and plant containers allowed by bylaw 4.19(a) must not result in an added load of more than 85 lb/ft² averaged over the area under the containers, or 10 lb/ft² averaged over the entire area of a rooftop deck or balcony.

Items allowed by bylaw 4.17 must not damage the surface on which they rest or are used.

The restrictions in this bylaw are to protect the building structure and the external appearance of the building. The added load restrictions are required to avoid overloading the building structure, which under the Building Code at the time of construction, did not include allowance for added dead loads. The strata corporation has been advised that limiting soil depths in plant containers to 24" will in normal cases limit added dead loads to less than those specified in the bylaw. However, this is only a guideline, and soil depth, containers or plants must be changed if the added loads specified are found to be exceeded.

Other items prohibited for dead load or appearance reasons include: boxes, luggage, bicycles, fences, screens, garbage, laundry, flags or signs.

You should never leave any type of active grill unattended. Is it unattended if you pop into the house for a second? Probably not, as you are coming right back. You should NOT take a nap while your gas grill is in operation. Nor should you fire up the grill and then go run to the grocery store to pick up the steaks you forgot to buy earlier. Common sense should reign.

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8. FINANCIALS

Accounts Receivable as of March 31, 2023

SL105 \$370.93

Fund review as of March 31, 2023

	March 2023
Contingency Fund	534,003.12
Special Levy Fund Carpet	574.98
Re-piping Fund	67,589.48
Exterior Building Fund	50,942.88
Future Remediation Fund	199,478.22
Gutters Levy Funds	57,757.06
Net Income Current Year	<u>10,295.79</u>
Owners' Equity	<u>\$920,641.53</u>

Strata NW2050 closed the year 2022 with a deficit of \$22,043.95 and the Shared Facilities with a deficit of \$1,080.28.

9. **MEETING ADJOURNED:** 7:55 pm

10. Next Strata Council Meeting Wednesday, June 28, 2023.