

**CYPRESS POINT ABC  
STRATA PLAN NW2050**

Strata Council Meeting  
Wednesday, February 24, 2010

- 1. PRESENT:**        Gordon Farrell                                Joanne Parkinson  
                         Carole Borthwick                                Carla Evans  
                         Corinne Inglis

**REGRETS:**        Steve Tosh, Cheryl Jones, Larry Makutra

**2. CALL TO ORDER:** 6:40 PM

**3. ADOPTION OF MINUTES**

- a. January 27, 2010 -approved.

**4. COMMITTEE REPORTS**

a. **Social** - No Report

b. **Grounds and Gardening**

1. No Report

c. **Fire & Security**

1. Fire Plan and Fire Marshals - No Report

2. Block Watch - No Report

3. Security - An owner reported a break in to their suite between February 12<sup>th</sup> - 18<sup>th</sup>. This owner would like permission to install a lock on their gate. *Approved.* Please make sure you lock all windows and doors when you are away.

d. **Maintenance**

1. Terasen Gas advised that during a routine safety check they discovered a gas leak at 7531 - Bldg B. *Corona was called in immediately to repair the leak.*
2. We are waiting for RDH to provide drawings and begin the repair of the remediation water leak located on the plaza of Building C. *The metal cap flashing on top of the planter wall was found to be the cause of the water ingress.*
3. Residents are having some difficulties with their original wood sliding glass doors and others are having issues with their windows. *A questionnaire will be prepared and sent out to all owners.*

e. **Shared Facilities**

1. A letter has been received from Woodridge Estates advising that they will be reversing \$433.57 in legal costs and \$4,660.89 in fencing costs that

should not have been charged to Shared Facilities in 2003. Previous to our lawsuit, Woodridge refused to reverse these charges.

2. Council received a proposed settlement offer from Clark Wilson, the Ashford/Woodridge legal counsel. They agree with most of the items raised in the petition but disagree with the issue of 'capital costs'. Ashford/Woodridge requests the following:

"The Cypress Owners shall not be responsible for their share of the following costs made by Woodridge relating to maintenance and operation of the Woodridge Facilities, namely:

- (a) capital expenditures (being expenditures that typically occur less often than once per year); or
- (b) non-capital expenditures in excess of \$5,000 per fiscal period,

unless the said costs are first approved in writing by the Cypress Owners, such approval not to be unreasonably withheld.

A similar provision would be included with respect to the Woodridge and Ashford Owners regarding the Cypress Facilities and the Ashford Owners regarding the Woodridge Facilities." *Council to hold a meeting after the SGM to further discuss the Clark Wilson proposal and our formal response.*

3. Obtain quote on additional rubber flooring for the exercise room? *Council approved obtaining a quote for additional rubber flooring in order to extend the free weight area which is crowded.*
4. Obtain quote on adding one commercial grade treadmill to exercise room? *Council approved obtaining a quote for a heavy duty commercial grade treadmill.*
5. Interior Designer to complete a design plan for the lounge? *Delay until after the lawsuit has been settled.*

## 5. NEW BUSINESS

1. Residents are reminded that each resident is solely responsible for the cleanup and liability arising from oil leakage in the parking stalls.
2. Council reviewed the basic council procedures
3. CHOA is offering to provide a copy of the new consolidated Strata Property Act with Amendments and Regulations for \$36.00. *Council approved.*
4. A tax credit notice will be issued to all owners for their 2009 tax return. We are currently waiting for information from Remax and once that has been received the documentation will be tabulated and the

appropriate receipts issued.

## 6. OLD BUSINESS

## 7. CORRESPONDENCE

### Incoming

- a. An owner is requesting permission to insert two hooks into the roof of the parking lot, immediately above where they park, for the purpose of hanging a 14.5 foot long kayak weighing 21kg. *Council declined.*
- b. A total of \$75.00 was charged by Remax and Cypress regarding NSF and late fees to a suite. The situation arose due to the change in strata fees January 1 when their bank did not honour the increase in fees. *Council declined.*

### Outgoing

- a. Letter and copies of invoices sent to a resident regarding a water leak originating from their suite.
- b. Seven registered and seven regular demand letters sent to owners who have not paid their portion of the special levy due November 30, 2009. Legal proceedings will begin if the monies have not been received within 21 days.

## 8. FINANCIALS

### Accounts Receivable.

- a. Accounts Receivable as of February 16, 2010 is \$12,535.94 which represents 7 suites that have not paid. *Legal demand letters sent.*
- b. Woodridge January statement has been received. Rather than refund the surplus as was requested, Woodridge provided a **no cost budget** and will use the surplus to buy down the costs of their Shared Facilities for 2010. Woodridge also advise a \$1,400.00 hydro credit in Shared Facilities which will be used to buy down hydro costs. Their statement shows an incorrect accounts receivable due from NW2050. Remax previously addressed this error, but to date it does not appear to have been corrected. (Their surplus totalled \$35, 063.50.)
- c. Cypress January SF Statement was issued. The CRF fund established last year will be closed as of February this year and the funds will be put into the operating account.
- d. September, October, November, December & January Financials to be approved the next council meeting.

## 9. OTHER BUSINESS

## 10. EMAIL VOTES

- a. Council approved taking a fiberglass ladder in exchange for a move in / out fee

from an owner living in Missouri.

**11. MEETING ADJOURNED:**

**12. NEXT MEETING:** SGM Wednesday, March 3, 2010