

STRATA PLAN NW2050, CYPRESS POINT, ANNUAL GENERAL MEETING  
HELD ON WEDNESDAY, DECEMBER 5, 2012 AT 7:00 PM IN THE PAVILION  
LOUNGE, 7531 MINORU BOULEVARD, RICHMOND, B.C.

In Attendance: 28 Strata lots represented in person:

17 Strata lots represented by proxy

45 in total

1. CALL TO ORDER:

The meeting was called to order at 7:05 PM by the Council President, Gordon Farrell.

2. CERTIFICATION OF PROXIES

Corinne Inglis advised 17 proxies had been certified.

3. NOTICE OF QUORUM

The requirement of the NW2050 By-Laws state that one third (36) of the persons entitled to vote (106) present in person or by proxy constitutes a quorum. We have 28 owners in person and 17 by proxy for a total of 45 owners eligible to vote, which is a quorum.

4. PROOF OF NOTICE OF MEETING OR WAIVER

Notice of this meeting was sent out on November 14, 2012 to the last known address of each owner thereby giving owners the notice required as per the Strata Property Act.

5. INTROCUCTION OF HEAD TABLE

The Council President, Gordon Farrell, introduced the Head Table. Tony Gioventu, the Executive Director of CHOA, who was to chair the meeting was ill and unable to attend.

6. APPROVAL OF December 6, 2011 AGM MINUTES

It was MOVED (218) and SECONDED (122) to adopt the minutes of the Annual General Meeting held on December 6, 2011. Carried. Unanimous.

7. PRESIDENTS REPORT - was included in the AGM package

a. **Budget & Finance Report for 2010**

Carole Borthwick provided an overview of the 2012 financial results.

1. It was **MOVED** by (337) and **SECONDED** by (118) to approve the proposed 2011 Cypress Point Operating Budget.

This motion was **CARRIED. UNANIMOUS**

2. It was **MOVED** by (122) and **SECONDED** by (301) to approve the proposed 2012 Cypress Shared Facility Budget.

This motion was **CARRIED. UNANIMOUS**

8. CONSIDERATION OF  $\frac{3}{4}$  VOTE SPECIAL RESOLUTIONS

a. RESOLUTION A

**BE IT RESOLVED BY A  $\frac{3}{4}$  VOTE SPECIAL RESOLUTION THAT:**

The Owners of Strata Plan NW 2050 approve leaving the 2012 year-end accumulated fund surplus in the operating account / transferring the 2012 year end accumulated deficit from the Contingency Fund.

It was **MOVED** (239) and **SECONDED** (211) to approve Special Resolution A.

This motion was **CARRIED. UNANIMOUS**

b. RESOLUTION B

**BE IT RESOLVED BY A  $\frac{3}{4}$  VOTE SPECIAL RESOLUTION THAT:**

The Owners of Strata Plan NW 2050 approve a Depreciation Report to be conducted in the amount of \$12,300.00 to be paid from the Contingency Reserve Fund.

It was **MOVED** (232) and **SECONDED** (108) to approve Special Resolution B.

This motion was **CARRIED. 1 OPPOSED**

c. RESOLUTION C

BE IT RESOLVED BY A  $\frac{3}{4}$  VOTE SPECIAL RESOLUTION THAT: The Owners Strata Plan NW2050 approve the repair of a cracked joist not to exceed \$20,000.00 to be paid from the Contingency Fund.

It was MOVED (122) and SECONDED (104) to approve Special Resolution C.

This motion was CARRIED. 1 OPPOSED

d. RESOLUTION D

BE IT RESOLVED BY A  $\frac{3}{4}$  VOTE SPECIAL RESOLUTION THAT:  
The Owners of Strata Plan NW 2050 approve the replacement of the rooftop decking, fencing and clean up and repair of the membranes to be paid in accordance to the funding schedule in Appendix 1 as noted below:

It was MOVED (108) and SECONDED (312) to approve Special Resolution D.

This motion was CARRIED. 1 OPPOSED

## FUNDING SCHEDULE FOR RESOLUTION D

In accordance with the Strata Property Act a refund will be provided from surplus monies left over from the Remediation work of the North sides of Buildings A & C as of January 17, 2012, the date of completion.

In the amount of: \$71,220.65

.....

- |  |               |
|--|---------------|
| 1. The value of the rooftop decking replacement Project is | \$177,000.00  |
| 2. Minus funds from the Exterior Building Fund:            | - \$77,687.38 |
| 3. Minus funds from a Special Levy                         | - \$71,220.65 |



4. Minus funds from the CRF

-\$28,091.97  
0.00

e. RESOLUTION E

**BE IT RESOLVED BY A  $\frac{3}{4}$  VOTE SPECIAL RESOLUTION THAT:**

The Owners of Strata Plan NW 2050 approve amending Bylaw 1.1.2 by inserting the words, "in a mechanically sound and drivable condition" after the word motorcycles.

It was **MOVED** (122) and **SECONDED** (301) to approve Special Resolution E.

This motion was **CARRIED. UNANIMOUS**

9. NEW BUSINESS

10. ELECTION OF NEW COUNCIL FOR 2013

The following owners were elected for council.

- |                      |          |
|----------------------|----------|
| 1. Gordon Farrell    | Unit 302 |
| 2. Carole Borthwick  | Unit 330 |
| 3. Larry Makutra     | Unit 218 |
| 4. Terry Ash         | Unit 312 |
| 5. Aviva Levin       | Unit 118 |
| 6. Lindsay Armstrong | Unit 120 |

It was **MOVED** (301) and **SECONDED** (122) to approve the above owners as council members. This motion was **CARRIED. UNANIMOUS.**

11. ADJOURNMENT - The AGM was adjourned at 8:20 PM

It was **MOVED** (325) and **SECONDED** (312) to adjourn the meeting. This motion was **CARRIED. UNANIMOUS.**

Annual Operating Fund Cont. 276,302.46

Total Aggregate 9022

Annual CRF Contributions 100,000.00

Total Strata Fees 376,302.46

Strata		Unit	Common Area %	2013 Monthly		2013 Total Monthly Fees
Lot	Unit Number	Entitlement		Operating Contributions	2013 CRF Contributions	
2	101-7511	83	0.009199734	211.83	76.66	288.49
3	102-7511	95	0.010529816	242.45	87.75	330.20
4	103-7511	82	0.009088894	209.27	75.74	285.01
1	104-7511	97	0.010751496	247.55	89.60	337.15
5	105-7511	73	0.008091332	186.30	67.43	253.73
11	106-7511	85	0.009421414	216.93	78.51	295.44
6	107-7511	83	0.009199734	211.83	76.66	288.49
10	108-7511	85	0.009421414	216.93	78.51	295.44
9	109-7511	88	0.009753935	224.59	81.28	305.87
8	110-7511	84	0.009310574	214.38	77.59	291.97
7	111-7511	90	0.009975615	229.69	83.13	312.82
40	112-7531	90	0.009975615	229.69	83.13	312.82
39	113-7531	63	0.006982931	160.78	58.19	218.97
38	114-7531	88	0.009753935	224.59	81.28	305.87
37	115-7531	84	0.009310574	214.38	77.59	291.97
41	116-7531	84	0.009310574	214.38	77.59	291.97
36	117-7531	84	0.009310574	214.38	77.59	291.97
42	118-7531	73	0.008091332	186.30	67.43	253.73
35	119-7531	90	0.009975615	229.69	83.13	312.82
43	120-7531	82	0.009088894	209.27	75.74	285.01
34	121-7531	84	0.009310574	214.38	77.59	291.97
44	122-7531	109	0.012081578	278.18	100.68	378.86
33	123-7531	63	0.006982931	160.78	58.19	218.97
32	124-7531	88	0.009753935	224.59	81.28	305.87
31	125-7531	64	0.007093771	163.34	59.11	222.45
30	126-7531	90	0.009975615	229.69	83.13	312.82



84	129-7651	87	0.009643095	222.03	80.36	302.39
83	130-7651	83	0.009199734	211.83	76.66	288.49
82	131-7651	92	0.010197295	234.79	84.98	319.77
81	132-7651	71	0.007869652	181.20	65.58	246.78
85	133-7651	106	0.011749058	270.52	97.91	368.43
80	134-7651	86	0.009532254	219.48	79.44	298.92
86	135-7651	82	0.009088894	209.27	75.74	285.01
79	136-7651	84	0.009310574	214.38	77.59	291.97
78	137-7651	88	0.009753935	224.59	81.28	305.87
77	138-7651	85	0.009421414	216.93	78.51	295.44
76	139-7651	90	0.009975615	229.69	83.13	312.82
13	201-7511	83	0.009199734	211.83	76.66	288.49
14	202-7511	95	0.010529816	242.45	87.75	330.20
15	203-7511	82	0.009088894	209.27	75.74	285.01
12	204-7511	97	0.010751496	247.55	89.60	337.15
16	205-7511	73	0.008091332	186.30	67.43	253.73
22	206-7511	85	0.009421414	216.93	78.51	295.44
17	207-7511	84	0.009310574	214.38	77.59	291.97
21	208-7511	85	0.009421414	216.93	78.51	295.44
20	209-7511	88	0.009753935	224.59	81.28	305.87
19	210-7511	84	0.009310574	214.38	77.59	291.97
18	211-7511	90	0.009975615	229.69	83.13	312.82
57	212-7531	90	0.009975615	229.69	83.13	312.82
56	213-7531	63	0.006982931	160.78	58.19	218.97
55	214-7531	88	0.009753935	224.59	81.28	305.87
54	215-7531	84	0.009310574	214.38	77.59	291.97
58	216-7531	85	0.009421414	216.93	78.51	295.44
53	217-7531	86	0.009532254	219.48	79.44	298.92
59	218-7531	73	0.008091332	186.30	67.43	253.73
52	219-7531	90	0.009975615	229.69	83.13	312.82
60	220-7531	82	0.009088894	209.27	75.74	285.01
51	221-7531	84	0.009310574	214.38	77.59	291.97
50	222-7531	88	0.009753935	224.59	81.28	305.87
49	223-7531	62	0.00687209	158.23	57.27	215.50
61	224-7531	115	0.012746619	293.50	106.22	399.72
48	225-7531	63	0.006982931	160.78	58.19	218.97

47	226-7531	88	0.009753935	224.59	81.28	305.87
46	227-7531	64	0.007093771	163.34	59.11	222.45
45	228-7531	90	0.009975615	229.69	83.13	312.82
95	229-7651	87	0.009643095	222.03	80.36	302.39
94	230-7651	83	0.009199734	211.83	76.66	288.49
93	231-7651	92	0.010197295	234.79	84.98	319.77
92	232-7651	71	0.007869652	181.20	65.58	246.78
96	233-7651	107	0.011859898	273.08	98.83	371.91
91	234-7651	86	0.009532254	219.48	79.44	298.92
97	235-7651	84	0.009310574	214.38	77.59	291.97
90	236-7651	84	0.009310574	214.38	77.59	291.97
89	237-7651	88	0.009753935	224.59	81.28	305.87
88	238-7651	85	0.009421414	216.93	78.51	295.44
87	239-7651	90	0.009975615	229.69	83.13	312.82
24	301-7511	86	0.009532254	219.48	79.44	298.92
23	302-7511	97	0.010751496	247.55	89.60	337.15
25	303-7511	73	0.008091332	186.30	67.43	253.73
29	304-7511	85	0.009421414	216.93	78.51	295.44
26	305-7511	84	0.009310574	214.38	77.59	291.97
28	306-7511	85	0.009421414	216.93	78.51	295.44
27	307-7511	85	0.009421414	216.93	78.51	295.44
71	312-7531	98	0.010862337	250.11	90.52	340.63
70	313-7531	88	0.009753935	224.59	81.28	305.87
69	314-7531	84	0.009310574	214.38	77.59	291.97
72	315-7531	85	0.009421414	216.93	78.51	295.44
68	316-7531	86	0.009532254	219.48	79.44	298.92
73	317-7531	73	0.008091332	186.30	67.43	253.73
67	318-7531	90	0.009975615	229.69	83.13	312.82
74	319-7531	82	0.009088894	209.27	75.74	285.01
66	320-7531	84	0.009310574	214.38	77.59	291.97
65	321-7531	88	0.009753935	224.59	81.28	305.87
64	322-7531	62	0.00687209	158.23	57.27	215.50
75	323-7531	109	0.012081578	278.18	100.68	378.86
63	324-7531	90	0.009975615	229.69	83.13	312.82
62	325-7531	93	0.010308136	237.35	85.90	323.25
104	329-7651	84	0.009310574	214.38	77.59	291.97

103	330-7651	92	0.010197295	234.79	84.98	319.77
102	331-7651	71	0.007869652	181.20	65.58	246.78
105	332-7651	107	0.011859898	273.08	98.83	371.91
101	333-7651	86	0.009532254	219.48	79.44	298.92
106	334-7651	84	0.009310574	214.38	77.59	291.97
100	335-7651	84	0.009310574	214.38	77.59	291.97
99	336-7651	88	0.009753935	224.59	81.28	305.87
98	337-7651	86	0.009532254	219.48	79.44	298.92
Monthly		9022	100%	23,025.20	8,333.34	31,358.54
Annual				276,302.40	100,000.08	376,302.48



Strata Corporation NW 2050 - Reserves

Corrected Version

**Contingency Reserve Fund**

	Oct 31/12	Estimated To Year End
Opening CRF	104,951.04	104,951.04
Owners' Contributions	41,666.70	50,000.04
Interest Earned	1,301.54	1,461.98
Repayment from Operating		10,000.00
Repayment from Cypress		5,000.00
Transfer to Operating	-10,000.00	-10,000.00
Transfer to Cypress	-5,000.00	0.00
Service Charge	-150.02	-180.00
Estimated Ending CRF	132,769.26	161,233.06

**Sp Levy - Repiping**

Opening SLR	3,937.56	3,937.56
Owners' Contributions	33,333.30	39,999.96
Interest Earned	221.40	291.40
Corona Plumbing	-1,321.86	-1,321.86
Estimated Ending SLR	36,170.40	42,907.06

**Sp Levy #2 - Exterior Building**

Opening SL#2EB	55,026.17	55,026.17
Owners' Contributions	8,333.30	9,999.96
Interest Earned	647.34	797.34
Ocean West	-761.60	-761.60
Repayment from Cypress	12,856.22	12,856.22
Estimated Ending SLEB	76,101.43	77,918.09

**Special Levy #3**

Opening SL#3	169,967.17	169,967.17
Interest Earned	1,102.98	1,242.98
Received from #120		954.33
Ocean West	-78,260.21	-78,260.21
Read Jones Christoffersen	-16,193.57	-16,193.57
Holdback Transfer	-5,320.11	-5,320.11
Estimated Ending SL #3	71,296.26	72,390.59

**Holdback**

Opening HB	30,175.84	30,175.84
Holdback Transfer	5,320.11	5,320.11
Interest Earned	195.91	196.43
Ocean West	-35,442.90	-35,442.90
Estimated Ending HB	248.96	249.48

**Shared Facilities Woodridge (SFW)**  
**Draft 2013 Operating Budget**  
**December 31st Year-end**

GL Code	Description	September Draft	Estimated to Dec. 31, 2012 w/ Accruals	Current 2012 Budget	Draft 2013 Budget
<b>400000</b>	<b>REVENUES</b>				
420000	Contribution - NW1942 Woodridge	16,036.47	21,382.00	21,382.00	21,382.00
420500	Contribution - NW1868 Ashford	7,279.47	9,706.00	9,706.00	9,706.00
421000	Contribution - NW2090 Cypress D	5,686.47	7,582.00	7,582.00	7,582.00
422000	Contribution - NW2050 Cypress	12,053.97	16,072.00	16,072.00	16,072.00
422500	Interest Income - Operating	137.72	140.00	124.00	124.00
<b>499900</b>	<b>TOTAL REVENUES</b>	<b>41,194.10</b>	<b>54,882.00</b>	<b>54,866.00</b>	<b>54,866.00</b>
<b>500000</b>	<b>OPERATING EXPENSES</b>				
<b>510000</b>	<b>ADMINISTRATIVE EXPENSES</b>				
511000	Management Fees	1,512.00	2,016.00	2,016.00	2,056.32
513000	Photos / Postage / Courier	13.20	200.00	200.00	200.00
514200	Insurance Expense	3,600.00	4,800.00	4,800.00	5,520.00
<b>529900</b>	<b>TOTAL ADMINISTRATIVE EXPENSES</b>	<b>5,125.20</b>	<b>7,016.00</b>	<b>7,016.00</b>	<b>7,776.32</b>
<b>530000</b>	<b>UTILITIES</b>				
531100	BC Hydro Electricity	4,619.37	8,500.00	8,500.00	10,000.00
<b>539900</b>	<b>TOTAL UTILITIES</b>	<b>4,619.37</b>	<b>8,500.00</b>	<b>8,500.00</b>	<b>10,000.00</b>
<b>540000</b>	<b>BUILDING MAINTENANCE</b>				
540800	Janitorial	5,579.22	7,150.00	7,150.00	7,584.00
<b>559900</b>	<b>TOTAL BUILDING MAINTENANCE</b>	<b>5,579.22</b>	<b>7,150.00</b>	<b>7,150.00</b>	<b>7,584.00</b>
<b>580000</b>	<b>RECREATION CENTRE</b>				
580500	Maintenance / Salaries	6,450.03	8,600.00	8,600.00	8,772.00
581500	General Maintenance	4,413.04	13,000.00	13,000.00	14,133.68
581650	Pool, Jacuzzi & Sauna	1,194.03	2,000.00	2,000.00	3,000.00
583300	Exercise Equipment	3,003.73	7,500.00	7,500.00	2,500.00
584400	Chemicals	538.60	900.00	900.00	900.00
584700	Cleaning / Supplies	102.78	200.00	200.00	200.00
<b>589900</b>	<b>TOTAL RECREATION CENTRE</b>	<b>15,702.21</b>	<b>32,200.00</b>	<b>32,200.00</b>	<b>29,505.68</b>
<b>599900</b>	<b>TOTAL OPERATING EXPENSES</b>	<b>31,026.00</b>	<b>54,866.00</b>	<b>54,866.00</b>	<b>54,866.00</b>
<b>600000</b>	<b>BALANCE BEFORE RESERVES &amp; OTHER TRANSFERS</b>	<b>10,168.10</b>	<b>16.00</b>	<b>-</b>	<b>-</b>
<b>800000</b>	<b>NET OPERATING SURPLUS(DEFICIT)</b>	<b>10,168.10</b>	<b>16.00</b>	<b>-</b>	<b>-</b>
<b>999900</b>	<b>NET SURPLUS/(DEFICIT)</b>	<b>10,168.10</b>	<b>16.00</b>	<b>-</b>	<b>-</b>



## STRATA PLAN NW2050

Strata Council Meeting  
Wednesday, December 5, 2012

1. PRESENT:	Gordon Farrell	Aviva Levin
	Carole Borthwick	Terry Ash
	Larry Makutra	Corinne Inglis

2. CALL TO ORDER: 8:40 pm

The following council positions were decided:

Gordon Farrell - President  
Aviva Levin - Vice President  
Carole Borthwick - Treasurer  
Terry Ash - Security  
Larry Makutra - Fire  
Lindsay Armstrong

3. Adjournment: 8:45 PM



## STRATA COUNCIL MEMBERSHIP 2013

CYPRESS POINT ABC  
STRATA PLAN NW 2050

Gordon Farrell  
President

Phone: 207-0392  
Email: [gordon.farrell@gmail.com](mailto:gordon.farrell@gmail.com)

Aviva Levin  
Vice President

Phone: 604 831-8487  
Email: [aviva.levin@gmail.com](mailto:aviva.levin@gmail.com)

Carole Borthwick  
Treasurer

Phone: 275-7231  
Email: [caroleborthwick@hotmail.com](mailto:caroleborthwick@hotmail.com)

Larry Makutra  
Fire

Phone: 274-5914  
E-mail: [stevston@shaw.ca](mailto:stevston@shaw.ca)

Terry Ash  
Security

Phone: 778 297-4567  
Email: [terryash67@gmail.com](mailto:terryash67@gmail.com)

Lindsay Armstrong

Phone: 604 961-4725  
Email: [LArmstrong@westjet.com](mailto:LArmstrong@westjet.com)

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Cypress Point Office  
#338-7651 Minoru Blvd  
Richmond, BC V6Y 1Z3  
(Mailing address only)

Phone: 604 279-1554  
Fax: 604 279-1553  
Email: [cypresspoint@telus.net](mailto:cypresspoint@telus.net)  
Administrator: Corinne Inglis

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

Cypress Website is: <http://www3.telus.net/public/NW2050/>  
Password for the minutes is their date in numeric form.  
eg. August 16, 2006.pdf is 160806