

**CYPRESS POINT ABC  
STRATA PLAN NW2050**

Strata Council Meeting  
Wednesday, June 24, 2009

1. **PRESENT:**
- |                  |                  |
|------------------|------------------|
| Tom Hargraves    | Larry Makutra    |
| Carole Borthwick | Joanne Parkinson |
| Cheryl Jones     | Corinne Inglis   |

**REGRETS:** Gordon Farrell, Steve Tosh

2. **CALL TO ORDER:** 7:10 PM

3. **ADOPTION OF MINUTES**

- a. May 27 - Approved with the following correction: "e. Shared Facilities 8. Council approved a lounge rental rate increase as of July 1, 2009 to \$50.00 plus Damage Deposit of \$100.00."

4. **COMMITTEE REPORTS**

- a. **Social** - Several residents' birthdays and an illness were acknowledged.

b. **Grounds and Gardening**

1. The gardener planted the letter CP in flowers in front of the Cypress sign at Building A. Some evergreens have also been planted in that area.
2. A volunteer has planted the lounge patio plants as well as the summer planting in the pots at the front of the three buildings. *Council voted against placing a second pot in front of the three buildings.*
3. An owner has offered us a variety of plants that are currently on their roof top deck. They are also asking if we would like to purchase their maple tree to plant on our property. *Council accepted the offer of plants but passed on the maple tree.*
4. The sprinkler system has broken underground and will require extensive work to repair it. *The work will take place on July 3<sup>rd</sup> and the water for the system will be turned back on July 6<sup>th</sup>.*
5. A few volunteers have been setting up hoses and watering the new evergreens and annuals at the front of the Cypress sign. *A big thanks to these owners for their help.*

c. **Fire & Security**

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

d. **Maintenance**

1. Roof top decking repairs - *Council approved two decks for immediate repair.*
2. Newco Products provide a heavy duty vinyl coated fiberglass mesh that fits directly over skylights on the exterior, which reduces a lot of heat and UV rays for those who are interested.
3. A 'Special General Meeting' will need to be called to vote on the building exterior. *Remax recommend we proceed with all of the work totalling \$325,000.00 which would include four balcony stacks and would require a partial assessment. We also want to include the vote regarding the possible action against Ashford and Woodridge for nonpayment.*

**e. Shared Facilities**

1. A resident would like the same type of security system installed on the games room as has been installed on the lounge door so that they can book ahead and use the room when they have guests. *Deferred.*
2. Liquid soap dispensers have been installed beside each shower head in the men's and ladies change rooms.
3. A resident is asking for bars to be installed in the ladies showers. *Council will not proceed at this time.*
4. A fob has been installed on the lounge door and the locksmith is currently forging a custom astragal, (to prevent possible break ins to this room), changing the doorknob and removing the deadbolt. The fob system should be fully operational within the week. *Council approved providing Don Pinkham with a lounge fob to hand out to their residents when they have booked the room.*
5. Orb Satellite is continuing to work on the Showtime problem and will be on site next week. A glitch has also been identified with channel 9.
6. Council discussed changing lawyers. *A new lawyer will meet with the council shortly - and a decision made regarding this possible change.*
7. Council need to finalize a "Wish List" regarding the Shared Facility Agreement as we need a starting point regarding discrepancies and omissions In order to improve the wording of the agreement in force.

**5. NEW BUSINESS**

We do not have a bylaw covering the hours of use of a barbeque. Some owners are barbequing after 11:00 pm and well into the early morning hours which is subjecting owners to a lot of smoke in their suites in the middle of the night. *Council will table this item for a later date as a possible bylaw.*

**7. CORRESPONDENCE**

**Incoming**

- a. A resident advises that their unit was flooded again by the unit above. *The previous owner of the unit above did not obtain permission to install a garburator and was instructed to remove it. However the suite was sold and the new owner was not aware that the installation of a garburator contravened the bylaws. The garburator is leaking and the new owner advised that it will be removed.*

#### **Outgoing**

- a. Letter sent to Richmond Elevator asking for their invoices to be corrected.
- b. Letter sent to Office Depot regarding corrections required on their statement.

### **8. FINANCIALS**

#### **Accounts Receivable.**

- a. Accounts Receivable as of June 15, 2009 is (\$1,298.21)

Parking	0 suite(s)	
Move In/Out	1 suite(s)	
Locker	0 suite(s)	
Strata Fees	3 suite(s)	
Late Fees/Fines	4 suite(s)	
Other	2 suites(s)	Total 9 suites in arrears.
- b. Woodridge April and May statements have been received. Remax has been asked to determine the reason for a difference in the operating fund - past years amount - carried forward, which has been changed from the March to April statement. (It should be the same every month). They show a surplus of approximately \$22,470.00 as of May 31.
- c. Cypress SF Statement for April 2009 was issued and Remax has corrected the glitch in their accounting system. We can now approve the February, March and April statements.

### **9. OTHER BUSINESS**

*Carol and Tom Borthwick will not be available for pool patrol for the next seven weeks as they will be out of province on vacation.*

### **10. EMAIL VOTES**

**11. MEETING ADJOURNED:** 8:35 PM

**12. NEXT MEETING:** August 26, 2009