

**CYPRESS POINT ABC
STRATA PLAN NW2050**

Strata Council Meeting
Wednesday, April 30, 2008

1. **PRESENT:**

Tom Hargraves	Gordon Farrell
Larry Makutra	Joanne Parkinson
Carole Borthwick	Cheryl Jones
Steve Tosh	Corinne Inglis

2. **CALL TO ORDER:** 7:06 PM

3. **ADOPTION OF MINUTES**
 - a. March 26, 2008 - approved

4. **COMMITTEE REPORTS**
 - a. **Social** - the garage sale was a dismal failure. The weather did not help. The Social Committee may hold another garage sale in the fall
 - b. **Grounds and Gardening**

The new planting at the front of Cypress B is underway and should be completed shortly. One dead tree beside the exercise room will be removed. *Council unanimously approved opening up an account with Bloom Nursery.*
 - c. **Fire & Security**
 1. Fire Plan and Fire Marshals - April 14th meeting was cancelled and will be rebooked.

- 'Emergency Response' results are:
39 Responses were received. 8 Require assistance, 27 residents were interested in the products being offered and 9 suites owned pets.
 2. Block Watch - Deferred
 3. Security - No report
 - d. **Maintenance**
 1. The retiling of the lobby In Building B (7531) and reupholstering of the banquettes will commence May 6th, 2008.
 2. RJC will be providing a building inspection on both the remediated sections of the buildings and the unremediated sections. We are waiting to be apprised of the dates.
 3. Power washing of the pool area commenced April 30th and will continue until completed.
 4. Quotations for gutter replacement or repairs will be obtained. We would appreciate hearing, in writing or by email, from any residents regarding

- gutter problems they may have noticed.
5. A quotation to replace some wood fencing located on the plazas will also be obtained.
 6. A quotation in the amount of \$2,250.00 has been received to perform a formal roof inspection.
 7. Council approved posting the following signs on the three Garbage room doors:

**"PLEASE DO NOT USE THIS AREA TO DISPOSE OF HAZARDOUS MATERIALS, FURNITURE, TELEVISIONS, COMPUTER EQUIPMENT, DRYWALL, PROPANE TANKS OR OTHER LARGE MATERIALS. INFORMATION ABOUT APPROPRIATE DISPOSAL OPTIONS CAN BE REVIEWED AT THE RICHMOND CITY WEB SITE. MOST MATERIAL CAN BE DISPOSED OF FOR NO CHARGE WHEN DROPPED OFF.
<http://www.richmond.ca/services/recycling/services/depot.htm>"**

e. Shared Facilities

1. The new flooring installation has been completed in the exercise room. *The floor requires three coats of floor finish prior to the equipment being set up. A walk off mat is required at the door and rubber matting is required under the free weight area (appx 1300.00 cost). Council approved.*
2. The painter has repainted the games room and repaired the holes in the ceiling caused by youths poking holes with the pool cures. Two Crane toilets and one rusty sink have also been replaced.
3. The new pool signage has been installed by a volunteer.
4. A call has gone out to repair cracks on the pool deck prior to the inspection by the Richmond Board of Health.
5. Council approved the addition of two digital channels - Showtime and Investigative Discovery.
6. The pool sign states the hours as 6 am to 11 pm. The men's and ladies change rooms state 6 am to 10 pm and the exercise room states 8:30 am to 10 pm. *Council approved removing the signage that does not have the correct times displayed.*
8. Janitorial reported problems in the men's sauna and change rooms that smelled like dope. *The fob system identified the suite and the recreation privileges for this suite have been suspended.*
9. An owner has brought to our attention another complex that uses the following sign in their pool area: "ALL OWNERS AND RESIDENT MANAGEMENT HAVE THE AUTHORITY TO ENFORCE POOL REGULATIONS." *Council feels we have enough signs at the pool already.*
10. A pool patrol schedule will be posted in the lobbies on the cork board once it has been finalized. *Council is looking for volunteers to help.*

5. NEW BUSINESS

- a. Council discussed replacing the current lawyer. *Options provided by CHOA are Adrienne Murray, Alysson Baker, Stephen Hamilton and Elaine McCormack. Stephen is our current lawyer and Elaine is the Ashford/Woodridge lawyer. Council elected to follow up on information and rate charges regarding Adrienne Murray. Final decision is deferred.*
- c. We have owners purchasing huge propane heaters for their decks and balconies. *Fire is the concern with these items and CHOA will be consulted for a guideline.*
- d. Should we purchase a wet vac for our own use in case of a minor flood? *Gord donated a wet vac they have in their possession but are not using.*
- e. Corinne needs to set up a computer calendar re: i.e. sprinklers, window washing, dryer vents etc. *Gord will provide assistance.*

6. OLD BUSINESS

7. CORRESPONDENCE

Incoming

- a. An email was received from an owner regarding a bylaw infraction. This owner is requesting uniformity via inspections of the buildings from the outside to ensure that all owners in violation of the bylaws receive notices. *Council does their best to ensure equality when issuing infraction notices.*
- b. A letter was received from a resident who had not realized that parking fees had increased. *The resident has now caught up on their payments.*

Outgoing

- a. Letter sent to Barnes Craig with a copy of the painting invoice for the Building C leak. We are to be reimbursed for our cost.
- b. Letter sent to Bartlett Tree Experts with a copy of the invoice from University Sprinklers for the broken irrigation line. We are to be reimbursed for the breakage caused by Bartlett. .

8. FINANCIALS

Accounts Receivable.

- a. Accounts Receivable as of March 15 is \$2,125.06

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

Other 6 suites

b. Accounts Receivable as of April 15 is \$1,896.13

Parking 0 suites

Move In 0 suites

Locker 0 suites

Strata Fees 1 suite

Late Fees/Fines 5 suites

Other 4 suites

c. February 2008 Financials - 2008 attachments have not been received

d. Cypress February SF statement has been issued

e. Woodridge February and March statements have been received.

f. Remax has not responded to our request for clarification re postage and photocopying charges in 2007 for February, April and July. October charges have been reversed in December as they did not belong to us.

g. Financial overview - calling a Special General Meeting

9. OTHER BUSINESS

a. The interior designer has selected alternate paint colors for the lobbies if the council wishes to entertain a change. Charcoal grey baseboard, smoky taupe walls and a rich brown shade for the doors, frames and under the banquettes. In addition, it is recommended that we consider the purchase of three silk plants (with black pots) and a console with a mirror above it. Two pictures could be hung over the banquettes to complete the updated look. *The designer recommends we look at Home Sense and Winners and also offered to do the shopping for us if we prefer.*

b. there is some concern that a few suites have more residents than the bylaws allow. For instance a two bedroom condo is allowed a maximum of four people to reside and a one bedroom condo is allowed a maximum of two people to reside. *Follow up will be done on these suites.*

10. E-MAIL VOTES

a. Council approved adding Showtime to the satellite line up.

b. Council approved Corinne's holidays on May 20th

c. Council approved an Engineering warranty review

d. Council approved an Engineering review of the unremediated exterior walls

11. MEETING ADJOURNED: 9:45 PM

12. NEXT MEETING: Wednesday, June 4th, 2008