

STRATA PLAN NW 2050
Strata Council Meeting Minutes
Wednesday, November 30th, 2022

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|--------------------|------------------------------------|----------------------------------------------------|
| 1. PRESENT: | Gordon Farrell
Joanne Parkinson | Murray Thompson
Linda McLaren
Audrey Montero |
|--------------------|------------------------------------|----------------------------------------------------|

REGRETS: Carole Borthwick

2. **CALL TO ORDER:** 6:43 pm

3. **ADOPTION OF MINUTES**

Wednesday, October 26, 2022 Strata Council Meeting Minutes were approved by email.

4. **COMMITTEE REPORTS**

4.1 Social

No reports.

4.2 Grounds and Gardening

4.2.1 Landscaping

Yamato Landscaping Inc. continues with the weekly scheduled maintenance in the gardens around Cypress Point. As winter weather is upon us, Yamato has been focusing on cleaning up the leaves and branches that have been falling from the trees due to the wind storms we have had over the past few weeks. The flowerpots in front of each building will be replaced with flowers for the winter weather as soon as Yamato has some time.

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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 has been on site attending to ongoing squirrel, rodent and ant issues, as scheduled around the buildings, keeping in touch with the Administrator to ensure new problems are being addressed.
- 4.4.2 Regarding the SL84 kitchen drain project which involves fixing an ongoing obstructed drain, the work has been pencilled in for the month of January 2023.
- 4.4.3 Our electrician, was on site to install a new fan in Building B garbage room and a light fixture was replaced in Building B SL34. New light fixtures were installed above the recycling bins in Building C. A light fixture is to be installed in Building A SL22.
- 4.4.4 Skylight work was completed this month. The skylights in SL23 and SL67 had cracks and needed the glass replaced. The repairs pending around the skylight in SL98 were addressed.
- 4.4.5 The repairs on the first floor in the hallway of Building B are scheduled to commence in January 2023. There will be a need for the water to be shut off for Building B and the plumbing company feels it would be best working on this during the month of January as opposed to during holiday time in December.
- 4.4.6 Two doors have been reported with issues of not closing properly. Strata Council would like owners to take a second or two to make sure the doors are properly closed especially doors leading to the outside for weather

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purposes as well as safety of the whole Cypress Community. We will not only be safer but it will save funds for each one of the owners in Cypress Point because each time we call a technician out to make an adjustment to a door it costs us at least a few hundred dollars and over the year it all adds up. The issues with the doors not quite latching properly are usually due to changes in the weather.

- 4.4.7 Building C was without hot water for a couple of days at the beginning of November 2022. The repairs took longer as our regular company Corona Plumbing was closed for a few weeks. The company back up had no openings and our third backup was able to help us. Strata was able to save over \$1,000 for not calling the company after 6 pm the same day as they needed to purchase parts to solve the problem.
- 4.4.8 The opening in the wall outside SL48 (Building B, 7531) has been repaired and touch ups completed.
- 4.4.9 Mark, the drywall technician, has closed the openings in the ceiling for the replacement of water piping in Building A.
- 4.4.10 When the time and weather are right the job to paint the lines and numbers in the parking areas will be completed. The office will send notices ahead of time to allow residents to move their vehicles out of the parking area for the day. There is currently no firm date for the work to be started.
- 4.4.11 While the irrigation company was working on winterizing the irrigation system on November 1st, some pipes were accidentally broken in the Mechanical room. The water supply to Building A needed to be shut and had no water while the repairs were being done.

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.

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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.

4.5.3 Exercise Room

The exercise room fan is now operating at the normal capacity. The exercise room is not large and can only accommodate 6 to 8 participants.

Currently, the exercise room has a fan that works. All the windows in the exercise room are working properly. 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.

4.5.4 Pool

The pool and hot tub are undergoing repairs and maintenance. The idea is to make all the necessary changes for an efficient opening next year. The work is underway and once a report is presented, we will share the details of the work with the owners and Shared Facilities Members. We are still waiting for a report from Imperial Paddock Pools which is promised by next week.

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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 The Strata Council would like to encourage all owners to participate in the Annual General Meeting being held on Wednesday, December 7th in the Lounge. It is a perfect time to provide your opinions and vote on issues concerning the Cypress Point Community.
- 5.2 Starting December 1, 2022 there is one outside parking stall available for rent at \$25.00 monthly

6. OLD BUSINESS

- 6.1 If you are interested in serving as a Strata Council Member, kindly send your contact information to the office so it can be added to the agenda for the next Annual General Meeting.
- 6.2 Strata Council has been in touch with Atlas-Apex to review the Roof Report from RDH, find solutions and do the follow up work on the roof outlined in

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RDH's report. Meetings are scheduled and a preliminary plan to get quotes is in place. More information will be available after meeting with Atlas-Apex representatives and/or receiving their suggestions and quotes.

- 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.

- 6.5 The Annual General Meeting has been scheduled for **Wednesday, December 7, 2022 at 7:00 pm**. It will be an in-person meeting in the Lounge.

If you are not able to attend the meeting, you may drop off your proxy to the Cypress Point Office by no later than Tuesday, **December 6, 2022** before 7:00 pm (which is **24 hours before** the Annual General Meeting)

All owners should have available the information package for the Annual General Meeting December 7, 2022. Please feel free to email the office: nw2050@telus.net if you have any questions.

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This year, the NW2050 Strata Council has openings for new members. This is a fantastic opportunity to volunteer for your community and join the Strata Council.

6.6 Following the annual Fire & Safety Inspection we now have the schedule to address the deficiencies. An email with the information has been sent to owners on the deficiency list. Thank you to all of you who have responded to the email. If you have not responded, please send an email to the office to indicate whether you will be able to give access to the technicians or leave your door key at the office or with someone else who can provide access.

6.7 A friendly reminder regarding bicycles and their stowage location:

1. **Bicycles**

2. 4.28 A resident or visitor must store bicycles only:

(a) in the bicycle lockup (b) a storage locker, or
(c) within a Strata lot as allowed by bylaw 4.29.

This is an example of a bylaw infraction regarding bicycles:



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7. CORRESPONDENCE

Incoming:

- 7.1 Strata Council received emails from SL27 regarding:
Surveillance Camera System and bylaws proposal for the AGM.
- 7.2 Strata Council received correspondence from SL38 regarding:
Bicycles parked in a common area.
Balconies with overload of items as storage
- 7.3 Strata council approved a request for bathroom renovations in SL70.
- 7.4 Strata Council received correspondence from SL58:
Complaining of the heavy smoke odor in the hallways
- 7.5 Strata Council received correspondence from SL88:
Regarding low water pressure in the suite.

Outgoing:

8. FINANCIALS

Accounts Receivable as of November 30, 2022

SL20 \$4,582.93

SL79 \$943.46

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Fund review as of October 31th, 2022

	October 2022
Contingency Fund	521,534.03
Special Levy Fund Carpet	57,772.09
Re-piping Fund	60,025.07
Exterior Building Fund	65,995.55
Future Remediation Fund	172,369.86
Net Income Current Year	<u>-25,703.83</u>
Owners' Equity	851,992.77

9. **MEETING ADJOURNED:** 7:35 pm

10. Next Strata Council Meeting Wednesday, December 7, 2022 after the Annual General Meeting.