

STRATA PLAN NW 2050
Strata Council Meeting
Wednesday, July 29th, 2020
Minutes

1. PRESENT: Gordon Farrell
Carole Borthwick Murray Thompson
Linda McLaren Joanne Parkinson
Audrey Montero

REGRETS: Lindsay Armstrong
Cyrus Pun

2. CALL TO ORDER: 6:37 pm

3. ADOPTION OF MINUTES

June 24, 2020 Council Meeting Minutes approved by email, with the following changes:

Accounts Receivable as of April 15, 2020.

SL20 \$3,040.18
SL63 \$50.00

Accounts Receivable as of May 15, 2020.

SL120 \$3,040.18 SL98 \$50.00
SL63 \$30.00

4. COMMITTEE REPORTS

4.1 Social

No reports at the moment.

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4.2 Grounds and Gardening

4.2.1 Landscaping

During the month of July 2020, Yamato Landscaping Inc. continued working on detaching the ivy from the surface of the buildings. The flower bed in front of Building A has bloomed completely and it is looking very nice. The mowing of the grass continues as summer is here.

It has been noted that there has been an increase of garbage left around the grounds such as used face masks, used wipes, paper cups, food left-overs plastic bags and paper bags. Kindly pickup after yourself putting such items in the garbage or recycling. Food left-overs and other garbage attract rodents to our buildings. For safety and beauty kindly keep all areas clean.

Council approved having the pavers redone at the back of building B, the area leading to the pool and lounge.

Council would like to thank SL38 for her constant help in keeping the flower pots in front of the buildings looking well kept and beautiful. Thank you again for volunteering your time and donating the plants.

4.3 Fire & Security – 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.

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Most of the work cited in the report by the City of Richmond Fire Rescue Inspector has been fixed, but there are still a few more things to do. For instance, the garbage room door in Building A is too big for a simple fix and may require a total replacement which involves money which is not in the budget. Other jobs pending and ongoing have to do with spare sprinklers (fire sprinklers are only located in the garbage rooms), a job to be done by our electrician and a few doors need to be checked to make sure they are closing properly.

4.4 Maintenance

4.4.1 Corona was on site on July 14, 2020 working on the pipes in the hallway of Building A. The repairs have been completed and the pipes with pin holes replaced with new ones. Steve our handyman will close the ceiling in the next couple of days. Thank you to the residents of Building A for your cooperation during the repairs.

4.4.2. On July 24, 2020 Power Vac Duct Cleaning was on site and performed the annual dryer vent cleaning in our buildings. Thank you to the residents for your cooperation during the service especially when notice was sent right before the service began.

4.4.3. We would remind residents of NW2050 that unwanted items can be taken to the recycling depot: City of Richmond Recycling at 5555 Lynas Lane, Richmond BC V7C 1A4, Telephone number: 604-276-4010. Hours of operation Tuesday to Sunday 9 a.m. to 6:15 p.m.

Kindly note that taking the unwanted items to the recycling depot is **free of charge**, while leaving unwanted items around our Strata Property may result in a monetary fine.

We find all kinds of items in the garbage area, books, vacuum machines, kitchen utensils, mops, containers. All those kindly disposes in the appropriate location.

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- 4.4.4** Aberdeen Security Locksmith Ltd., has repaired, once again, the main door in the lobby of Building B. Aberdeen Security also took care of all the doors that needed fixing as reported on by the fire inspector from the City of Richmond.
- 4.4.5** A technician from Terasen Natural Gas was on site to fix a gas leak in one of their gas metres which is located across from the pool outside the Lounge.
- 4.4.6** Twice, a handrail in Building C was vandalized and broken. Thank you to SL103 for reporting the issue and for fixing the problem. Council appreciates your help.
- 4.4.7** Corona Plumbing & Heating Ltd, has been working on fixing the slow sink drainage problem for SL84 and the suites above. Corona augured the line from access at the roof vent and made numerous passes while flushing with water. The problem has reoccurred so further investigation is needed. Corona will try to find another way to access the kitchen drainage.
- 4.4.8** The emergency exit sign in the lobby of Building C in the mailroom area was broken and stolen. A new one was installed by our electrician. Many others, although not completely broken, have been tampered with. If you see something kindly report it. All owners keep having to pay for repairs of irresponsible residents. This behavior is not acceptable and falls under bylaw 4.0

Use of property

“4.2 A resident or visitor must not cause damage, other than reasonable wear and tear, to the common property, common assets, shared facilities or those parts of a strata lot which the strata corporation must repair and maintain under these bylaws or insure under section 149 of the Act.”

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- 4.4.9** Kindly exercise caution while disposing of food waste in the compost bins in the garbage rooms so that none of lands on the concrete. The lack of restaurants open has forced rodents to migrate and look for food in other places. We don't want to them moving to Cypress. Please do not leave food out around the complex for rabbits as it attracts mice and rats!
- 4.4.10** Pest Control has been on site treating flying ants in Building A, and in Building C. Kindly do not apply any products on your own to eliminate the ants. An effective product has been applied by Assured the Pest Control and applying other products on top of it could jeopardize the effectiveness of it.
- 4.4.11** A heat detector has been replaced in SL96
- 4.4.12** Two wasp's nests have been removed. One from SL97 which was located underneath the flashing along the left-hand side patio wall. The second wasp nest located at SL28 on the north west corner, in the ceiling of the patio.

4.5 Shared Facilities

IMPORTANT NOTICE

Cypress Point Residents:

On June 24, 2020 BC Restarted Plan - Phase 3.

In light of Dr. Bonnie Henry's announcement that B.C. has entered Phase 3 of the Restart Plan, Council discussed the reopening of our Shared Facilities and voted to develop a plan to do so safely. Council is looking into details to ensure that we are following protocols set out by Provincial and City of Richmond Health officials prior to reopening. More information will be available as soon as plans are in place.

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4.5.1 Games Room

4.5.2 Lounge

Council approved opening the lounge and games room with the following changes:

- A list of the guests must be handed in before the event
- The list will include names and contact information
- There will be a list of questions to be answered regarding COVI-19 and the health status of the participants
- A maximum of 20 people per event
- The lounge will carry products for the participants to wipe and disinfect all areas after it is used.
- The lounge can be rented every 48 hours minimum from one group to the next.

4.5.3 Exercise Room

4.5.4 Pool

Due to the amount of work and expense that would be involved to keep the gym and pool open at this time, Council has decided to keep these facilities closed for until further notice.

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.

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5. NEW BUSINESS

- 5.1** The visitors parking is for visitors only. The visitors parking area is not intended for residents to park in **at any time**. Kindly remember the bylaws in this regard. There is \$50.00 fine if your car is found parked in the visitors parking. There are 4 parking stalls designated for **short term** use by residents that can be used for loading or unloading.
- 5.2** Council would like to thank the residents of SL24 once again for volunteering around Cypress Point.



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- 5.3** The service with Telus for Cypress Point Strata NW2050 website has expired. In order to access the website there is a new address which you can find below.

<https://cypresspointstrata.github.io/>

Council would like to thank SL27 for volunteering the work with the website to allow Strata NW2050 to have a running website and up to date.

6. OLD BUSINESS

- 6.1** Strata Insurance: Council has been working tirelessly to obtain insurance and are getting closer to securing it. A letter will be sent to all owners as soon as it is in place.
- 6.2** Carpet replacement has been temporarily put on hold as many owners are unable to pay the levy due to being unemployed because of the Covid19 pandemic. There is no plan or estimated time of commence for the carpet levy at the moment. Council will review again at the end of September 2020.

7. CORRESPONDENCE

Incoming:

A quote from Power Vac Duct & Vent Cleaning Company to complete cleaning of hallway ventilation system and all related duct work, including: 7 fresh air shafts with three grills each. \$1,454.25. Due to the shortness of funds Council approved to look into this for the next fiscal year.

A quote from Yamato Landscaping Inc. to remove roots, resurfacing and releveled the pavers behind Building B area. Remove roots New sand or crushed gravel will be supplied if necessary \$7,560.00

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At the present moment Council is waiting for more quotes before making a decision on who will be making the repairs, based on experience and price.

An estimate to install a new rainbird timer to replace a 13-zone timer that is malfunction at Building A. Service included \$577.50.

SL27 questioning the Minutes as why the receivables information has been missing for the last two months.

SL27 An email to Council suggesting a discussion during the Council Meeting on the topic of issuing 48 hours advance notice to owners for any inspection, repairs or maintenance in common property area as stated in the bylaws.

Council discussed the matter and agree that 48 hours advance notice to owners for maintenance in common property areas as laid out in the bylaws should be followed.

SL27 Also suggesting to subscribe to google calendar for events related to Strata Maintenance. Council won't add google calendar for events and related Strata Maintenance as part of the new procedure.

SL84 sent an email to Council stressing the importance of reminding owners that nothing should be hanging on balconies.

Outgoing:

8. FINANCIALS

a) Accounts Receivable as of June 30, 2020.

SL10 \$ 50.00	SL79 \$50.00	SL63 \$30.00
SL33 \$274.03	SL20 \$3,040.18	

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b) Woodridge Shared Facility financials were received for June 30, 2020

c) Fund overview as June 30, 2020.

	June 2020
Contingency Fund	407,592.11
Special Carpet Levy	67,109.25
Re-piping Fund	50,169.32
Exterior Building Fund	43,485.02
Future Remediation Fund	523,239.26
Total Funds	1,091,594.96
Current Year Surplus	<u>21,288.60</u>
CRF Total	1,112,883.56

9. MEETING ADJOURNED: 8:00 pm

10. NEXT MEETING: Wednesday, September 30, 2020