

STRATA PLAN NW 2050
Strata Council Meeting Minutes
Wednesday, June 28th, 2023

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

REGRETS: Carole Borthwick

2. **CALL TO ORDER:** 6:45 pm

3. **ADOPTION OF MINUTES**

Wednesday, May 18, 2023 Strata Council Meeting Minutes were approved by email.

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. More recently with the rapid growing season upon us they have been investing time cleaning up the flower beds and pruning bushes, and mowing the grassy areas.

“Please follow or refer facebook@yamatolandscaping: we upload our job pictures on every visit.”

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.

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Reports regarding safety in various parts of the city have increased. Please keep in mind your safety and the safety of your neighbours. Please do not open the door for staff or anybody else unless you are familiar with the person who is standing behind it. The individual asking for admittance will fully comprehend the circumstance and should contact the person or family he is visiting or wanting to contact.

4.4 Maintenance

- 4.4.1 Assured Environmental, the pest control company, continues with their monthly visits and services to Cypress Point. Recently, we've received complaints from property owners about rodents near Building B's entrance and some squirrels getting into the building's roof top areas.
- 4.4.2 An email from Waste Connections Canada was received on June 19, 2023, stating that the waste containers in Buildings B and C wasn't picked up because a truck was blocking the driveway path. Please remember to contact the office ahead of time if you plan to move or if a truck will be on the property. Strata NW2050 will charge the offending owner the fine if Waste Connections Canada adds on extra fees that month for having to return to collect the missing garbage.
- 4.4.3 It was reported by Richmond Elevator that the heater in the elevator room in Building B was malfunction. The room was way too hot and dangerous for the performance of the elevator. The electrician was able to come immediately and fix the problem.

The Strata's electrician checked and repaired the electrical outlet in parking stall 18A.
- 4.4.4 The car wash in Building A 7511 was reported blocked from debris left after washing the cars. Corona Plumbing and Heating attended the problem and unplugged the drain. They also suggested getting a vacuum pump service to clear all the drains around Cypress Point. Eden Flo Pump Truck Services Ltd, attended our site on June 20 and 21, 2023 to remove contents from and wash downs in and outside Cypress Point. They removed all waste from and washed down 13 catch basins and 2 bell drains. Disposed of all waste accordingly.
- 4.4.5 Smoke detectors were replaced in SL15 Building A and SL78 in Building C.

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- 4.4.6 Some ventilation turbines on the roofs are making noise and need to be fixed or replaced. Strata Council approved that if Corona Plumbing and Heating can't accommodate us soon in their schedule, we will request another company to send us a quote. This job is still pending.
- 4.4.7 After the snow fall at the end of December 2022, followed by the heavy rain, water came into SL20 and SL09 from the deck next to SL28 in Building A, 7511. The emergency repairs were completed by Canstar a few months ago. Repairs on SL09 were completed and still pending, the repairs in SL20 will soon be completed, a few more visits from the drywall technician.
- 4.4.8 Regarding the kitchen drain problem in SL84. There has been consultation with Atlas-Apex regarding what is need it and cost to come with a more permanent solution for the drain problem in SL84. At this stage Corona Plumbing will indicate where the opening will be performed and Atlas-Apex, the roofing company will go ahead with the work.

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.

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 an 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.

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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.

This month, April and May the lounge have been rented 3 times.

4.5.3 Exercise Room

The exercise room is not large and can only accommodate 6 participants at a time.

Currently, the exercise room has a fan that works. 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.

If you have company at the gym, please consider using headphones, as requested by Strata Council. It would be preferable to keep the music to yourself out of respect for other gym patrons. We appreciate your cooperation in advance and your understanding.

Thanks to all residents using the facility for keeping the area clean and organized.

4.5.4 Pool

The pool has been open since May 17, 2023 after approval after the inspection by Vancouver Coastal Health.

Last year, when the pool season came to a close, the strata council met with Imperial Paddock and Pools' owners to discuss the problem with the broken hot tub. They informed us that they would take care of the hot tub and that it will be fixed by the start of the season. While working on the hot tub, Imperial Paddock was unable to test it because the plumbing had been winterized. They had to wait until the spring when the pipes were once again de-winterized. When the hot tub was checked, the results showed that it was leaking, leaving little time for repairs before the pool was opened.

The plumbing on the hot tub was tested. A leak was found in the heated return and also in the jet return line. The hot tub is very old and is showing signs of its age. Multiple jet return housing in the wall are broken and cracked. Voids found in and

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around these jet housing. Skimmer housing is cracked and been poorly patched. BC Leak Detectors recommends the hot tub to be completely remodeled. This would include cutting concrete around tub and installing all new plumbing, fittings and tile.

The estimated cost would be \$40,000 to \$50,000.00

The company also recommends removing the palm tree from area near the hot tub.

After consulting on the recommendations for the hot tub and the amount of funds need it, Strata Council has approved to include this item in the next Annual General Meeting Agenda, for the owners to decide what they would like to do in regards to the hot tub. From now until the package for the general meeting is assembled, owners are welcome to send their recommendations in regards to the hot tub procedures.

Four tags are included with each suite—two for the family and two for visitors. If you require a tag, they cost \$8.00 each. If you don't have a tag, kindly get in touch with the office to make arrangements for buying them.

CYPRESS POINT POOL RULES AND REGULATIONS

For safety and enjoyment of users of this pool facility and in compliance with the Municipality of Richmond Public Health Regulations, the following rules and regulations must be complied with. **(OFFENDERS WILL BE DENIED USE OF THIS AREA).**

NO PERSON SHALL ENTER THIS POOL WHO:

1. Has not had a cleansing shower
2. Is obviously ill
3. Has open wounds or sores
4. Is wearing a bandage
5. Has sore or infected eyes
6. Has discharging ears or nose
7. Is not wearing clean or proper bathing attire (cut-offs are not permitted)
8. Is intoxicated
9. Has no visible swimming tag attached to swimwear
- 10? Is under 14 years of age unless accompanied by an adult (19 or older)

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NO PERSON SHALL IN THE POOL AREA:

- 11. Eat or drink
- 12. Carry glass containers of any kind
- 13. Push or run in the pool area
- 14. Wear swim fins or any other like equipment
- 15. Swim alone
- 16. Swim other than within the posted hours of the pool
- 17. Behave in a boisterous or belligerent manner
- 18. Use radios or any other sound reproducible equipment

CHILDREN

Huggies or Pampers are **not acceptable** swimwear. Cloth diapers with a plastic pant or 'Little Swimmers' are acceptable by the Richmond Board of Health Children under 14 may not use the spa or pool without an adult (19 years of age or older) in attendance.

Children's Hours are: 10:00 AM to 12:00 NOON and 3:00 PM to 8:00 PM

NOTE: NO LIFEGUARD ON DUTY, SWIM AT YOUR OWN RISK!!

CYPRESS POINT POOL RULES AND REGULATIONS

Green or orange pool tags must accompany all users of the pool/spa.

4.6 Bylaws

Council would like to invite you to visit the Cypress Point website:
<https://cypresspointstrata.github.io/> under Bylaws NW2050 Bylaws for the most recent Strata Bylaws.

The strata corporation's bylaws amendments have been filed with the Land Title Office. Please find attached the most recent bylaws for your records.

If you prefer to have a hard copy of the bylaws, you will be able to print a copy for yourself.

4. NEW BUSINESS

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- 5.1 Strata NW2050 Council is pleased to share the information of the new insurance premium for the year 2023-2024. Please find attached the Strata Protect Insurance Renewal Proposal. Once all documents have been signed, we will send the Insurance Information for 2023-2024.
- 5.2 As of July 1, 2023, there are two storage lockers available. The monthly payment is \$30. If you want to rent a locker, please contact the office.
- 5.3 The annual dryer ventilation cleaning will take place on Thursday, July 27, 2023 from 9:00 am until 4:00 pm approximately.
- 5.4 From the Strata Council Meeting Minutes, May 2022. "Strata Council has agreed that the lines and numbers delineating the outdoor parking stalls need re-painting. The idea of upgrading the parking lot by repaving it was discussed. The re-paving project will be revisited in the future." Atlas Painting & Restorations Ltd., will be on site on Thursday, July 20, 2023. All cars parked in the outdoors parking stall need to be moved by 7 am on Thursday, July 20, 2023. Thank you for your help. The project is scheduled for the whole day. Cars will be able to return to their assigned stall by 7 pm.
- 5.5 Please be advised that you will be fined for not following proper recycling and garbage disposal procedure. Kindly find attached the information for proper recycling and garbage disposal. For owners in Building B 7531, each suite will receive a paper copy of the information.

6. OLD BUSINESS

- 6.1 Owners with rooftop decks will get a letter from the strata council outlining their obligations. The Property Committee will examine and evaluate the balcony at a designated time. This task is still pending and will be carry out during the next few weeks July-August 2023.
- 6.2 Building B piping repairs are still waiting for Corona Plumbing to schedule us. We are still waiting for Corona for this job. The work was set to go, but the drywall technician had an accident and we had to re-schedule until

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the technician was fit to work. We are now looking into the month of August 2023.

- 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.

7. CORRESPONDENCE

Incoming:

- 7.1 SL62 sent a message to Strata Council asking to take the installation of water meters in the suites into consideration. Strata Council further investigated the suggestion. The City of Richmond states that it is considering the installation of individual water meters per suite, but there are steps to follow in order to be installed in a Strata facility. Among them: all members of Strata have to agree. It means 100% of the owners would vote for yes to install individual water meters in Strata.

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- 7.2 An email from SL70 regarding missing or inquiring about missing screens on some of the windows in the suite.
- 7.3 An email from SL30 complaining of noise, voices and guitar from the neighbors, at late hours of the night.
- 7.4 An email from SL42 complaining of noise coming from SL95 of tools being used after 4 pm cut of time as stated in the bylaws.
- 7.5 A communication from SL36 from noise coming from SL53.
- 7.6 An email from SL60 letting the office know that a car has been parking in their parking stall. Please note that without warning, if your car is found in the parking stall of a resident different than yours, your car will be towed.
- 7.7 An email from SL95 regarding missing or inquiring about missing screens on some of the windows in the suite.

Outgoing:

A bylaw infraction warning to SL31 for noise complaint from SL30

A bylaw infraction warning to SL95 for noise complaint from SL42

8. FINANCIALS

We have not received financials from CrossRoads Management although they have been requested. The financials and information will be updated in the next Strata Council Meeting Minutes.

9. MEETING ADJOURNED: 7:55 pm

10. Next Strata Council Meeting Thursday, July 27, 2023.