

STRATA PLAN NW 2050
Strata Council Meeting Minutes
Thursday, May 26, 2022

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

REGRETS: Queenie Cheng Lindsay Armstrong
 Linda McLaren

2. **CALL TO ORDER:** 6:38 pm

3. **ADOPTION OF MINUTES**

Wednesday, April 27th, 2022 Electronic Council Meeting Minutes were approved by email.

4. **COMMITTEE REPORTS**

4.1 **Social**

No reports at this time.

4.2 **Grounds and Gardening**

4.2.1 **Landscaping**

Yamato Landscaping Inc. continues with the weekly schedule of cleaning and trimming as needed. This month Yamato is preparing the soil for planting new flowers and plants around Cypress Point. Although the sprinklers have been de-winterized and checked, there has been no need to turn them on yet for the season because we have had so much rain so far.

Strata would like to thank SL38 for making suggestions about improvements in the gardens around Cypress Point.

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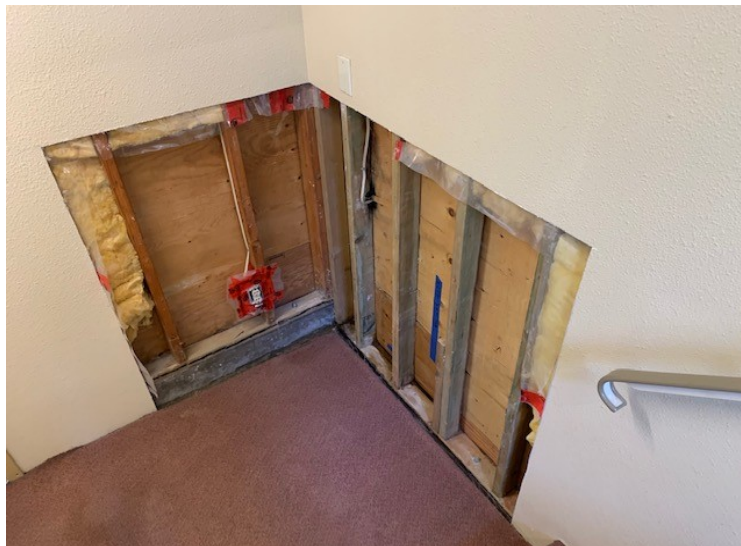
4.3 Block Watch

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 Renewal Constructions was on site a few weeks ago and prepared a budget-proposal for the repairs in Building A stairwell, South East corner. The quote was for a total of \$51,135.00. Strata Council has approved the first quote from West Coast Construction for \$20,238 including GST.



Building A, 7511 South East Corner

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West Coast at the moment is booked as the rain had prevented them from working on previous commitments. They will be scheduling us as soon as they have an opening.

- 4.4.2 Assured Environmental, the pest company serving Cypress Point, has been working on capturing a couple of squirrels alongside and on the roof side of SL70. More traps were installed and monitored during the month. The technician consulted with the owner and located the area of concern. The trap was relocated and is scheduled for a follow-up in the next two weeks.

A raccoon has been roaming between Building B and Building C. There is nothing, at this moment, that Assured can do if the raccoon is wandering around the buildings. Please keep sliding doors closed and free of food which attracts animals.

- 4.4.3 Regarding the kitchen drain problem in SL84, Corona Plumbing & Heating explained that normally when working on other drains, they can work from either a clean-out at the base of the plumbing stack or the roof vent at the top of the plumbing stack. Because of the patio deck above SL84, the roof vent for the stack serving SL84, has been relocated, and connected to another vent when the building was designed. This makes cleaning from roof top access unworkable.

Options:

- 1 - Continue to clean the sink drain from inside SL84 suite.
- 2 – Reconfigure the plumbing stack so that there would be another separate vent on the roof top patio deck of another suite owner.
- 3 - Extend the clean out in the recreation room to the outside of the building.

Option #2 and 3 are large costly alterations. (No quotes have been obtained at this time.) Council discussed the situation and decided that Options #1 and 2 are the ones to consider.

Council has agreed on requesting quotes for option No. 2 and No. 3. Council will then revisit the situation and decide on the best option.

- 4.4.4 Reserved Parking signs have been installed in front of the outdoor rental stalls in Building A, B, and one in Building C. More parking stall signs are being requested for few more parking stalls in Building C.

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- 4.4.5 For the outdoor lamp located outside the lounge and in front of the swimming pool entrance needs replacement. Council is looking into the matter.



- 4.4.6 As suggested by the fire department, the light fixture of SL84 was investigated. The electrician found that a bad contact had melted the socket. The light fixture above SL84 has been repaired new parts were installed.
- 4.4.7 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 possibility of painting the lines only will be investigated. The re-paving project will be revisited in the future.

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.

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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.

Part of the glass door in the games room was found broken. The Glass has been replaced with a new one for the total amount of \$257.00



Broken glass



Replaced glass

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 can operate at the normal capacity. The exercise room is not large and can accommodate 6 to 8 participants.

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4.5.4 Pool

If you would like to volunteer for the pool patrol, kindly contact the office. All residents are encouraged to follow the bylaws and rules regarding pool access. Please remember to be kind to each other.

Each suite is allotted 4 pool tags, 2 red and 2 green. Normally, when you buy a suite the owner will pass the pool tags along with the keys to the suite, If this did not happen in your case or your tags are lost, the office has pool tags for purchase. Each tag is \$8.00

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 Malfunction of garage gate in Building A 7511.

It was reported by SL19 that the sensor of the gate did not respond as the car was moving forward exiting the parking stall area, causing damage to the car as the door landed on the car. The office followed up with an extended conversation with Precision Gate, the company that serves the three gates in Cypress Point. It was explained that this could be an isolated event that may occur. The gate was scheduled for maintenance on May 2022. There was no indication from the company of a problem.

More recently, a new incident was reported by SL7. It was a very similar situation where the gate did not respond to the car sitting under the gate. The gate came down onto the car and, as in the first event, caused damage to the car.

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Precision Doors has since performed their normal maintenance and replaced the photo eye sensor which detects objects as well as people and keeps the door up.

As a measure of caution, Strata Council has added one more scheduled maintenance visit per year, for a total of 3, one every four months.

Strata's main responsibility is to ensure proper and continuous maintenance is performed around the buildings.

The strata corporation is not responsible for insuring any personal belongings of any owner. This is why section 161 of the Act allows owners to obtain insurance on their personal belongings that are not covered by the strata policy.

The owner's vehicle is insured by ICBC for this purpose.

Owner's insurance

161 (1) Despite the [*Insurance Act*](#) or any other law, an owner may obtain and maintain insurance for any or all of the following:

(a) loss or damage to the owner's strata lot and the fixtures referred to in section 149 (1) (d)

(i) **against perils that are not insured by the strata corporation**, and

(ii) for amounts that are in excess of amounts insured by the strata corporation;

(b) fixtures in the owner's strata lot, other than the fixture referred to in section 149 (1) (d);

(c) improvements to fixtures referred to in section 149 (1) (d);

(d) loss of rental value of the owner's strata lot in excess of insurance obtained and maintained by the strata corporation;

(e) **liability for property damage and bodily injury, whether occurring on the owner's strata lot or on the common property.**

(2) Despite this Act, the [*Insurance Act*](#) or any other law, an owner of a strata lot in a bare land strata plan may obtain and maintain insurance on buildings or fixtures built or installed on the strata lot.

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- 5.2 Strata Council Member Queenie Cheng and her dear family are moving out of Cypress Point this month. Strata Council would like to wish her and her family all the best in their new home. Thank you, Queenie, for all your help as a Strata Council Member. You and your family will be missed!

6. OLD BUSINESS

- 6.1 West Coast Building Restoration and Euroline were on site on Friday May 20, 2022. The plan was to complete the installation of missing screens, make some window adjustments and replace three glass windows. The three glass windows that Euroline planned to change were delivered but they were the wrong size. Because the work scheduled for the morning couldn't move forward, West Coast left earlier than scheduled. West Coast and Euroline require one day of uninterrupted access to suites to complete everything that is still pending. You will receive an email with the date and time required for access to your suite.

7. CORRESPONDENCE

Incoming:

- 7.1 Strata Council is engaging RDH to make an assessment on the roof in Buildings A, B, and C. RDH is familiar with Cypress Point having provided the Owners with various engineering services dating back to approximately 2010. Most recently, RDH provided the Owners with a Depreciation Report Update, which was completed in December 2021. The Depreciation Report Update indicated the possible renewal of various roof assemblies within the tactical planning horizon.

RDH propose completing the scope of service on a time and expense basis. For planning purposes, they suggest a budget of approximately \$7,500 exclusive of GST.

Council has agreed on engaging RDH to provide us with an assessment of the roofs in Building A, B, and C.

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- 7.2 An email from BFL reminding us of the insurance renewal due on August 1, 2022. Strata Council has begun the process of renewing our insurance policy with BFL, but has also contacted two other companies in order to compare prices. Strata Council is pleased to know that no major or minor incidents occurred this year that would cause a significant increase in our insurance for the coming year. Thank you for continuing to monitor your suite and place safety first.
- 7.3 An email from SL84 requesting information on the EV charger installation at Cypress Point.

Strata Council is not considering or working towards installing an EV charging system. The following message was included in the last Strata Council Meeting Minutes (2022 April 27, 2022). *5.3 Strata Council would like to thank SL96 for volunteering during the Annual General Meeting, to look into the electric cars and the charging procedure, installation and what it means for Strata in the near future. Strata is looking for volunteers who would like to work together with SL96 to make a plan for Strata. If you would like to be part of this new and exciting change, please send an email to the office with your information.*

Council would like to invite you to participate if you have the interest to meet with SL96 and anybody else who can help look into this project. Any information you may have or would like to share about the subject will need to be address to the EV committee.

If you are considering acquiring an electric vehicle, kindly take into consideration that Strata won't be able to provide an electrical outlet for each individual. The Cypress Point. Buildings were built in the 1980's. Therefore, the building electrical systems were not designed to support electric car charging. Either by standard 120-volt electrical outlets or by advanced charging stations. Standard 120-volt electrical outlets used to charge a car can get hot and become a potential fire hazard. Electrical panel changes to accommodate EV charging would very expensive. The current priority is for Strata council to put spending towards needed living essentials such as repairs or upgrades to the roof and gutter systems, etc.

- 7.4 An email from SL84 regarding Strata's responsibility when individuals park in the wrong parking stall.

Strata Council is not responsible if another car is wrongly parked in an owner/resident rental stall. There are few steps the office has in place to help with the situation. A warning note indicating that the vehicle will be tow in the next 15 minutes if is not moved. Tow the vehicle. Besides towing the vehicle, a visible

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marked “Reserved Parking” or signs should be in place to diminish the possibility of someone else parking in the owner’s stall. If the problem occurred after office hours, kindly report the problem to a member of the strata council and find a temporary solution for the parking of the vehicle.

- 7.5 An email from SL70. Over the past few years, squirrels have been around the area causing damage to the property and inconvenience to the owner.

Outgoing:

8. FINANCIALS

Accounts Receivable as of May 10, 2022

SL20 \$4,345.17

SL34 \$1,504.29

9. **MEETING ADJOURNED:** 8:30 pm

10. Next Strata Council Meeting Wednesday, June 29 2022 at 6:30 pm