

STRATA PLAN NW 2050
Strata Council Meeting
Monday March 26, 2018
Minutes

1. **PRESENT:** Gordon Farrell Billy Leung
Lindsay Armstrong Audrey Montero
Linda McLaren

REGRETS: Carole Borthwick
Joanne Parkinson
Cyrus Pun

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

3. **ADOPTION OF MINUTES**

February 28, 2018 Minutes approved by email.

4. **COMMITTEE REPORTS**

4.1 **Social**
No reports

4.2 **Grounds and Gardening**

4.2.1 **Landscaping**

Council is in the process of hiring a new landscaping company for 2018 and hope to finalize details soon. Council would like to thank Tom Hargraves for his help with the garden, suggestions for landscaping companies and for reviewing and updating the landscaping contract.

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4.3 **Fire & Security – Block Watch**

Council kindly invites you to visit the following links with information on Block Watch.

Criminal Activity Map: <http://csgeo.city.richmond.bc.ca/>

Richmond Block Watch:

<http://www.richmond.ca/safety/police/prevention/blockwatch.htm>

Richmond RCMP News Releases:

<http://www.richmond.ca/safety/police/news/releases.htm>

4.4 **Maintenance**

4.4.1 Assured Pest Control has been contacted regarding a few issues involving animals around our complex. Squirrels are making a mess in the Building C parking area. Some squirrels are on the roof of Building B. We have raccoons around Building C, as well as rabbits in the front area of our buildings eating the flowers in the garden.

According to BC Wildlife Federation, raccoons may only be trapped (in season) by registered trappers who have a valid trapping license. Assured Pest Control is strongly advising residents **not** to feed the raccoons so please make sure no food is left outside your patio area.

Traps for squirrels are being placed in the garage area in Building C 7651 where the squirrels have made a hole by the south side. Once the squirrel issue is solved Council will look into fixing the hole. Another trap has been placed on the roof of Building B 7531 to catch some squirrels nesting in the area.

The rabbit problem is a more difficult solve and it is still under consultation.

Once more Council would like the residents to understand how important is **not** to feed the animals, squirrels, rabbits or

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raccoons. This will help minimize the expenses paid to the pest company.

As part of our bylaws:

"4.36 A resident or visitor must not feed birds, rodents or other animals from a strata lot or anywhere on the common property or on land that is a common asset. "

Photo taken in front of Building A 7511 Minoru Blvd.



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Shared Facilities

4.5 Shared Facilities

4.6 Bylaw Committee

Council approved sending a letter to the company in charge of bylaw revisions asking them to send us the information or let Council know if they are unable to help us at this time.

5. NEW BUSINESS

- 5.1 Two water leaks have been reported as a consequence of self-renovations. We would like to thank one of the owners for: Contacting Council Members immediately to report the problem; calling Corona, our plumbing company, to seek advice, and for checking on the neighbours below to provide assistance.

All owners are kindly reminded that our bylaws state that:

An owner must obtain the written approval of the strata corporation before making an alteration to a strata lot.

Have a professional licensed and insured tradesperson doing the repairs.

Perform the work during the stipulated hours.

- 5.2 Residents in need of help to evacuate the building in case of an emergency like fire are encouraged to talk to their neighbours and make them aware of their situation. They can also inform the office by email or by phone to have their names added to the list placed on the fire panel in each building.

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6. OLD BUSINESS

6.1 Council is looking into a more permanent solution for the repair of the hole in the driveway between the parking gate of Building A and the parking gate Building D. We are still waiting for the quotes. While waiting for quotes a temporary repair will be done in order to slow down the process of deterioration in that area.

6.2 Regarding the fire in Building B 7531:

All demolition has been completed.

The site has been deemed dry.

Canstar Company has been approved to complete the framing and roofing. This will start early April.

Once the framing and roofing has been completed, we will be doing some thermal fogging in unit 324 and 325. This is a process that will get rid of any smoke smell. We will post information for the owners of the surrounding units, 48 hours before we start, to inform people of what to expect. This fogging won't affect anyone else's unit but there will be a loud noise while the work is being completed.

There will also be a smoke seal applied to all exposed framing but this will be done under the repairs portion of the claim.

The remaining repairs will go to tender. Repair companies will bid for the work and the insurance company will decide which company will finish the repairs in the building.

The scaffolding may be taken down at this point or transferred into the name of the restoration company who wins the bid.

7. CORRESPONDENCE

Incoming:

We received an email from SL27 suggesting a fence be put up around the flower garden in front of Cypress Point Building A 7531.

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An email was received from SL70 requesting their name be added to the list, located on the fire panel in each lobby, of residents needing help to evacuate the building in case of an emergency like fire.

Outgoing:

A registered letter was sent to the owners of SL20 informing them that if they do not pay their overdue strata fees within the 14 days, Council will be forced to begin legal action to collect the payment.

8. FINANCIALS

- a) Accounts Receivable as of March 13, 2018 was \$2,032.63 involving 5 owners.

SL05	\$50.00	SL86	\$100.00
SL20	\$1,799.35	SL54	\$23.28
SL90	\$60.00		

- b) Woodridge Shared Facility financials were received for February and March 2018.
c) Cypress Shared Facilities January and February 2018 financials were issued.
d) Fund overview as January 31 and February 28, 2018:

Contingency Fund	243,430.71	250,610.25
Special Levy Fund	5,811.36	5,820.05
Repiping Fund	61,343.74	61,635.80
Exterior Building Fund	17,734.55	18,595.66
Future Remediation Fund	294,777.64	301,895.24
Total Funds	623,098.00	638,557.00
Current Year Surplus	<u>5,760.81</u>	<u>10,593.35</u>
Total Owner's Equity	694,089.89	714,381.43

9. MEETING ADJOURNED: 8 pm

10. NEXT MEETING: Wednesday April 25, 2018