

STRATA PLAN NW 2050
Strata Council Zoom Meeting Minutes
Wednesday, January 25, 2023

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

REGRETS: Carole Borthwick
 Murray Thompson

2. **CALL TO ORDER:** 6:48 pm

3. **ADOPTION OF MINUTES**

Wednesday, December 7, 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. Yamato has been helping with the snow removal at times as well as salting the premises. They also shook off snow from the top of trees. As for the next few months Yamato has scheduled ivy and fern trimming, cleaning of flower beds, and trimming some shrubs that have overgrown.

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“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.

4.4 **Maintenance**

- 4.4.1 Assured Environmental attended a loud sound coming from inside the walls in SL87. There were no visible points in the unit. There is a private deck on the level above and it could be that some rodents hid during the cold weeks in December 2022. No further development has been reported.
- 4.4.2 After the snow fall at the end of December 2022 and followed by the heavy rain, water came into SL20 and SL09 from the deck next to suite 305 in Building A. A few steps have been taken place to determine where the water came from and how to repair it. Canstar restoration has been on site and is still working to start with the emergency scope of work and depending on the damage come up with a plan of restoration.
- 4.4.3 Our electrician, was on site to install light fixture on balcony limited common property in SL22 and SL34.
- 4.4.4 Corona Plumbing and Heating is looking into the replacement the boiler in Building C. The boiler had failed twice over the past 6 months and the plumbing company believes it is time to acquire and install a new boiler which will cost around \$17,000 plus GST, plus gas permit.
- 4.4.5 Corona Plumbing and Heating investigated the plugged bathtub in SL36. Corona found the drainage piping in the parking area had frozen. Unfroze the piping to clear the drainage. They also supplied and installed insulation on the p-trap to help protect it from freezing temperatures.

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- 4.4.6 The people's door next to the parking gate has been fixed as well as a door from the staircase into the first floor in Building A, as both weren't closing properly.
- 4.4.7 The fire panel in Building A has been beeping as a malfunction in the system. Sitka Fire Protection Inc., was on site and found that the problem comes from the wires between the hallway in front of SL27 and the smoke detector in SL27. A rewire needs to be done in order to solve the problem. The electrician has been on site, but the drywall needs to be opened and new wires installed.
- 4.4.8 Water from the dishwasher in SL51 came down into the kitchen area of SL34. We are waiting from Corona Plumbing and Heating to attend to the issue.
- 4.4.9 New parking stall signs were placed in the parking area. Kindly remind your friends and visitors to abide them. We would like to thank SL42 for installing the parking signs and saving money for all owners.

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 emailed to the office before booking the room.

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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 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

A new chlorine dispenser has been installed and the spa has been repaired. The pool is winterized so as soon as spring comes the spa will be tested.

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 There is one outside parking stall available for rent at \$25.00 monthly. Kindly contact the office if you need to rent one.

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.
- 6.2 Owners utilizing their balconies as storage or with objects on them not allowed in NW2050 Bylaws will get a letter from Strata Council outlining their obligations. The Property Committee will schedule a visit to inspect and evaluate the specific balconies.
- 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, SL 24, 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.

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- 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 Strata Council received emails from SL30 regarding:

Smoke odors in the hallways.

- 7.2 Strata Council received correspondence from SL38 regarding:

Balconies with overload of items as storage

- 7.3 Strata Council received communication from SL90 regarding:

At night it is dark at the stairway between Building C and Building D due to broken and non-functioning light post fixtures belonging to the Building D property.

A letter will be sent to Building D requesting that the light post be replaced for fixed in the dark areas between Bldg. D and C.

Outgoing:

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8. **FINANCIALS**

Accounts Receivable as of January 30, 2023

SL11 \$60.00	SL62 \$110.25	SL105 \$370.93
SL54 \$515.59	SL74 \$60.00	

Fund review as of December 31, 2022

	November 2022	December 2022
Contingency Fund	527,267.40	533,244.08
Special Levy Fund Carpet	57,983.39	449.54
Re-piping Fund	61,499.19	63,006.98
Exterior Building Fund	46,760.54	47,789.40
Future Remediation Fund	163,030.54	172,057.87
Gutters Levy Funds		57,772.06
Net Income Current Year	<u>-14,165.72</u>	<u>-22,043.95</u>
Owners' Equity	\$842,375.34	\$852,275.98

9. **MEETING ADJOURNED:** 7:13 pm

10. Next Strata Council Meeting Monday, February 27, 2023.