

STRATA PLAN NW2050
Strata Council Meeting
Wednesday, September 25, 2013

1. **PRESENT:** Gordon Farrell Aviva Levin
 Carole Borthwick Terry Ash
 Corinne Inglis Lindsay Armstrong

REGRETS: Larry Makutra

GUEST: Gerry Blanchard, owner of CrossRoads Management
 Introduction Presentation on changes to how insurance is
 administered.

2. **CALL TO ORDER:** 7:20 pm

3. **ADOPTION OF MINUTES**

- a. August Minutes - approved by email vote.

4. **COMMITTEE REPORTS**

a. **Social** - Volunteer Party is scheduled for Sunday, November 3, 2013.

b. **Grounds and Gardening**

1. Report from the Administrator
 - BC Plant Health Care have been asked to cut a limb from a chestnut tree located between A & B on the north side where squirrels are able to jump from the tree to the building and are gaining access inside the roof areas of the buildings. A new updated tree inventory has been provided.
2. Healing Hands have been asked to clean up the swamp area from morning glory and garbage being disposed there.
3. Council to discuss what they would like to see happen at the Cypress sign at the front of Bldg. A as the wonderful ladies who have been looking after these plantings for the past number of years will not be continuing. *Defer to the spring.*

c. **Fire & Security**

1. Fire Plan and Fire Marshals - Larry - No Report.
Aviva's will modify her proposed fire/security notice and send the final copy to Council for approval. To be posted outside the elevators at every floor.
Corinne to price out nine notice boards.
2. Block Watch - Caroline - No Report.
3. Security - Terry -
**The deadbolt to the man door beside the garage entrance of Bldg. C was forcibly removed so that unknown persons could gain entry to the*

underground parking. The locksmith was called to replace it. Subsequently, a resident reported that the car had been broken into in the underground area.

*The mailboxes appear to have been broken into at Bldg. C and numerous residents over the past few months have mentioned they suspect they have mail missing. Canada Post and the RCMP were called. *The Strata Council may need to discuss replacing these mailboxes. Canada post was to send an inspector to site but no one came.*

d. Maintenance

1. The City of Richmond has not advised when they will return to reposition the curb to the driveway.
2. Infra Red testing of all electrical equipment has been deferred to November or February as it is better to conduct this testing in the cold months when more power is turned on.
3. A quote is being obtained to: power wash and clean all buildings, repaint all areas, and caulk and repair all areas. There will be miscellaneous replacement of some rotten wood trims etc. *Council advised that they would like a separate price to repaint the back wall and door areas of the balconies. This work should be carried out next spring. Council will ask the owners if they can put the leftover money from the rooftop deck project towards the painting project.*
4. Corona has mentioned that many plumbers are starting to utilize PEX or stainless steel pipes and fittings. *Council has voted to continue with copper since so much has already been completed.*
5. The fire alarm testing of the suites was conducted on Sept. 24th and all but 1 suites was accessed. This suite has been sent a notice providing them with 30 days to have their suite tested and provide proof of inspection.
6. A resident has advised that curtains are available from JYSK for \$5.00 per panel that add more privacy to the new aluminum fencing if required. They are attached using Velcro which is acceptable to the Strata Council.

e. Shared Facilities

1. Aviva has designed a form advertising that the Pavilion Lounge can be rented. *Aviva to locate the amended document and resend to the office so that it can be posted to the shared facilities partners.*
2. The new sofa for the lounge has been delivered.
3. The pool is closing for the season on September 30, 2013 at 11pm.
4. Pool Patrol badges might be considered next year - as per the enclosed cost sheet they are not very expensive.

5. NEW BUSINESS

6. OLD BUSINESS

- a. Depreciation Report - Corinne and Carole need to review the second version

7. CORRESPONDENCE

Incoming

- a. An owner has requested that council consider revising the balcony bylaw to allow an owner to put any item on their balcony. *Council feels strongly that the current bylaw is important. Council may consider a special exception on a temporary basis.*
- b. Email received from an owner complaining about the use of marijuana by another owner as the smell is entering their suite and they have small children. The owner was contacted about the situation being caused by his tenant.
- c. A card was received from an owner thanking their friends and neighbours of Cypress Point for their recent consideration while they were recovering from surgery.

Outgoing

- a. A letter was sent to the City of Richmond authorizing BC Plant Health Care to apply for a tree removal of a sick cherry tree
- b. Three letters sent to a resident advising of court ordered entry to a suite for the purposes of an evaluation; and failing that a forced entry with a Bailiff and RCMP in attendance.

8. FINANCIALS

- a. Accounts Receivable for September was is \$38,921.77 (8 owners)
- b. Woodridge Shared Facility July and August financials were received.
- c. Cypress July Shared Facility financials were issued.
- d. Approval of Cypress May & June & July financials
- e. Fund Overview as of July 31, 2013

Cracked Joist Repair	12,401.85
Depreciation Report	345.75
CRF	78,857.24
Repiping Fund	43,494.76
Exterior Building	23,740.89
Special Levy Account	72,732.23
<u>Other Equity</u>	<u>127,719.51</u>
Total Equity	359,292.23

9. OTHER BUSINESS

- a. Council approved charging Shared Facilities for their portion of the recent depreciation report. *RDH advise this cost is \$1,811.25 based on time spent.*

10. EMAIL VOTES

1. Council approved infrared testing.
2. Council approved the August minutes.
3. Council approved the Special intro page for the SGM Package.
4. Council approved putting Cheryl on Master so she could check the lounge after it has been rented.

11. MEETING ADJOURNED: 9:30 PM

12. NEXT MEETING: October 30, 2013 @6:30 PM