

Strata Plan NW2050

Strata Council Meeting Agenda

Thursday, February 27, 2025

1.0 ATTENDEES

Present

- Gordon Farrell
- Carole Borthwick
- Oliver St Quintin
- Linda McLaren
- Joanne Parkinson
- Murray Thompson
- Audrey Montero

Regrets

2.0 CALL TO ORDER: 6:39 pm

3.0 ADOPTION OF MINUTES

Wednesday, January 29, 2024 Strata Council Meeting Minutes were approved by email.

4.0 COMMITTEE REPORTS

4.1 Social

No report at the moment.

4.2 Grounds and Gardening

4.2.1 Landscaping

During February 2025, the Yamato team focused on seasonal maintenance and preparation for spring. Their work included shaking snow off shrubs to prevent damage, cleaning up garden beds, and trimming plants to maintain a neat appearance. In addition, they continued routine tasks such as pruning shrubs and trees to encourage healthy growth, clearing fallen leaves and debris, and ensuring that pathways and common areas remained clean and accessible. Their efforts help maintain the overall health and aesthetics of the landscape as the transition to spring begins.

Rainbow Projects Ltd. was responsible for salting and snow removal during the cold weather and snowfall in February. The company performed well, ensuring safe and accessible pathways; however, their services have added to the overall expenses, which currently amount to \$11,000.

Please follow or refer to [facebook@yamatolandscaping](https://www.facebook.com/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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4.4 *Maintenance*

4.4.1 **Pest Control**

A report from Assured Environmental shows normal results. The inspection covered the exterior perimeter and grounds, interior common areas, laundry room, amenity room, garbage areas, washrooms, and garage. A visual inspection was conducted, and exterior traps were added or replaced. Some rodents were removed from traps. Please remember not to touch any bait or bait stations.

4.4.2 **High Efficiency Boiler Replacement in Building A**

Corona Plumbing and Heating successfully replaced the hot water boilers in Building A. We sincerely thank all the owners of Building A for their patience and cooperation throughout the process. Since the replacement, there has been one instance of boiler failure, and Corona is actively monitoring the system to ensure its reliability and proper functioning.

4.4.3 **Plumbing Work in our Buildings**

Corona Plumbing and Heating investigated a potential water leak in the hallway on the second floor of Building C. Initially, it was suspected that the issue might be coming from the bathroom in SL87, but after investigation, no problems were found there. The wall in which the leak is suspected will need to be opened for further investigation. This work is still pending for when Corona is in the Buildings attending other repairs. This work is still pending.

Corona Plumbing and Heating is also addressing a small but persistent water leak affecting the parking stall of SL80. Initial tests have been conducted, but further testing is required to determine the source and necessary repairs. This work is still pending.

Building B, on the first floor, has a small leak in the ceiling near suite 122, which will be repaired by Corona Plumbing. This work still pending.

Corona Plumbing and Heating completed repairs on the backflow preventers in Buildings A and C, ensuring the continued safety and reliability of the water supply. A backflow preventer is a crucial device that stops contaminated water from flowing back into the clean water system, protecting residents from potential health risks. These repairs help maintain water quality and ensure the plumbing system functions properly, preventing any disruptions. Additionally, the City of Richmond actively monitors backflow prevention devices throughout the city, and we are required to comply with their regulations and instructions to ensure ongoing water safety.

4.4.4 **Items left in lobby Building B**

Please remember to dispose of unwanted items properly and avoid leaving them in the lobby of Building B. Keeping shared spaces clear helps maintain a clean and welcoming environment for all residents. Thank you for your cooperation!

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4.4.5 Smoke Smell in Hallways

We would like to thank owners for their efforts in improving the air quality in our building lobbies. Your cooperation has made a noticeable difference, and the lobbies smell less cigarette and smoke related odors. Please continue to be mindful and considerate, as maintaining a pleasant environment benefits the health and comfort of all your fellow neighbors. We truly appreciate your ongoing attention to this matter.

Shared Facilities

4.4.6 Games Room

The Games Room is once again open to all owners. The repairs have been completed. The total amount of the project was \$10,000.00.

4.4.7 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.

4.4.8 Exercise Room

The windows in the exercise room are outdated and prone to frequent damage. Strata Council has recognized this issue and agreed to explore solutions for improving the ventilation in the room. They have also approved obtaining quotes for replacing some of the windows with more robust and long-lasting options. In the meantime, please handle the windows with care, as they are fragile and not very sturdy. Thank you for your understanding and cooperation.

4.4.9 Pool Maintenance During Off-Season

We will continue with off-season pool maintenance, and the company has agreed to offer the same pricing as last year with two visits per week. This arrangement will ensure a smoother and easier transition when it's time to reopen the pool for the season.

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.

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

5.0 NEW BUSINESS

5.1 Exterior Cleaning & Power Washing

Gleam Building Maintenance Ltd. will be on-site starting Wednesday, March 12th, to power wash the pool area and perimeter concrete around the pool area only.

5.2 Roof Replacement Project

Thank you to all the owners who have made arrangements for the payment of the levy. Please find below the information for owners who are still in the process of arranging payment: Please see the available payment options below:

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- Option 1: Pay the full amount of the special levy by March 31, 2025.
- Option 2: Pay the first half of the special levy by March 31, 2025, and the second half by May 31, 2025. If you wish to pay by cheque, kindly use -Strata NW2050- please drop it off at the office located at 7511 Minoru Blvd. The lobby area of Building A.

If you wish to have the payment(s) withdrawn from your bank account, please ensure that you provide the following details to Miranda Lee at CrossRoads via email at: miranda@crpm.ca:

- Date of withdrawal
- Amount of withdrawal
- Suite number
- Bank Information if it is different from the current one

If you have any questions or require further clarification, please don't hesitate to reach out.

Owners of roof-top decks should note that the specifications include in the contractor's scope of work, removal and replacement of all fencing and rubber tiles as required to replace the underlying membrane. However, removal and storage of ALL owner's personal belongings such as barbecues, deck furniture, planters, etc. is NOT included in the contractor's scope of work and the responsibility is the expense of each applicable unit owner. Additional information will be shared regarding when the items from the deck should be moved.

Towards the middle of March 2025, we will be sending detailed information regarding the roof-top decks procedure. Strata Council will be meeting with the Roofing Company to complete the details regarding roof decks. Thank you all for your patience while we wait for new instructions.

5.3 *Hallway and Common Area Noise Reminder*

Residents are reminded that hallways run alongside many suites, with kitchens, living rooms, and bedrooms located just beyond these shared spaces. Excessive noise in the hallways, such as running, shouting, or loud conversations, can disrupt residents' privacy and daily activities.

As a reminder, noise disturbances in common areas are a bylaw infraction and may result in a fine if the behavior continues. Parents are encouraged to speak with their children about being mindful of noise levels and respectful of their neighbors. We appreciate everyone's cooperation in maintaining a peaceful and considerate living environment.

6.0 OLD BUSINESS

6.1 *Electric Cars*

Any volunteers to work on the electric cars committee?

6.2 *Car Insurance Information*

Thank you to all owners who have sent in their car insurance information to the office. Remember to send an updated copy whenever you have your insurance renewed.

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6.3 Smoke Detectors

Thank you to all the owners who have provided the status of their smoke detectors. The majority have already submitted the information, with just a few outstanding. If you haven't done so yet, please update us on the status of the smoke detector in your suite. A photo is also appreciated

6.4 *Illegal Disposing*

The City of Richmond will fine strata complexes when they find plastic bags have been placed in the compost and recycling bins. Over a period of a year this can add up to thousands of dollars in fines. Every owner is contributing to the payment of these very unnecessary fines. The Strata Council is investigating a few different approaches to address this problem. Strata Council encourages the Cypress Point Community to become more engaged in ensuring that the rules are followed so that we don't continue to be fined for these violations. The money we save can be added to our Contingency Reserve Fund at the end of the year to help pay for more important things like roof replacement or any number of things that need fixing or replacing over the year!

If you believe someone else could make use of your old items, then take them to Value Village on Granville Avenue.

<https://stores.savers.com/bc/richmond/community-donation-centre-cdc2098.html>

Or take them to the **City of Richmond Recycling Depot**. It is free for Richmond residents.
<https://www.richmond.ca/services/recycling-garbage/recyclingservices/recyclingdepot.htm>

Please be advised that only the specified kind of paper compost bags are acceptable for use in the green bins. No plastic bags are allowed, even if they are labeled biodegradable. Thank you.



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We kindly remind all residents that plastic bags should not be placed in the compost bins, as they contaminate the organic waste and disrupt the composting process. Only approved compostable bags or loose organic waste should be disposed of in these bins. Thank you for your attention to this matter.

When disposing of compost in the bin, please remember to close the lid to help reduce the possibility of attracting rodents to the garbage area. Thank you for your cooperation.

CORRESPONDENCE

6.5 *Incoming:*

- SL35 has reported an opening in the fence behind Building B. Council Member (SL42) volunteer repaired the opening. His efforts have saved Strata at least \$200.00. Thank you to SL42 on behalf of all owners.
- Several complaints from owners regarding the illegal disposal in our Buildings.
- SL68 reported water coming from the corner of the skylight. We are monitoring the situation and hope it is temporary and weather related.
- A letter from SL98 regarding permission to cut on the growing ivy around the area. Strata Council has agreed on scheduling a meeting with the Administrator and possible the landscapers to understand the work that needs to be done before responding to the owner's request.

6.6 *Outgoing:*

A few emails back and forth with The City of Richmond concerning the procedure to decommission the hot tub.

7.0 FINANCIALS

Fund review for December 2024.

	December
Contingency Fund	638,428.94
Special Levy Fund Carpet	631.76
Re-piping Fund	88,257.92
Exterior Building Fund	74,342.18
Boiler Levy Income	2,263.73
Future Remediation Fund	402,802.64
Net Income Current Year	73,358.42
Owners' Equity	<hr/> \$1,280,085.59 <hr/>

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Age Receivable as of December 2024

SL51 \$534.68

SL91 \$553.77

8.0 MEETING ADJOURNED: 7:40 pm

9.0 Next Strata Council Meeting Thursday, March 27, 2025.