

**CYPRESS POINT ABC
STRATA PLAN NW2050**

Strata Council Meeting
Wednesday, June 27, 2007

1. PRESENT:	Tom Hargraves	Joanne Parkinson
	Maureen Buchanan	Gordon Farrell
	Larry Makutra	Corinne Inglis

REGRETS: Cheryl Jones, Jerehm Breitenstein

2. CALL TO ORDER: 7:05 PM

3. ADOPTION OF MINUTES

a. May 30, 2007 - **Correction:** Jerehm Breitenstein was not present at the May 2007 SCM. Approved with correction.

4. COMMITTEE REPORTS

a. **Social** - Volunteer Party is to be held at the end of September
- Cards to various owners were sent out

b. Grounds and Gardening

❖ Two quotes were received to supply and install landscape fabric (to control the weeds) and 3" of lava rock in the two concrete planters located on Plaza A/B. Prices quoted are \$1,090.00 and \$380.00. *Council awarded the contract at \$380.00.*

❖ A tree replanting program must be submitted to the City of Richmond shortly. One suggestion for replanting is to alternate the use of a locust (lime green) with a maple (burgundy) tree behind Building C and to replant the poplars using 'Little Gem' Grandiflora, a lower growing, fragrant evergreen magnolia with white blooms.

Where we don't want trees to be too tall or heavy limbed, we might consider using 'Dogwood', white or pink, or possibly 'Rose of Sharon' available in several colors (white with burgundy centers, pink, mauve and blue). Blooms profusely in late August

and September. *Council to look at the tree removal permit to see if it references the tree replanting bylaw. Council are waiting to receive the proposed replanting program from Bartlett and want disease resistant trees.*

- ❖ The spruce tree between Buildings A & B has died and also needs to be replaced.

c. Fire & Security

1. Fire Plan and Fire Marshals
 - ❖ Fire Marshals - (Cheryl) - The fire alarm went off on June 25th, 2007 in Building B. The problem turned out to be a water leak from a 3rd floor suite to a 2nd floor suite that went into the heat sensor and triggered the alarm.
 - ❖ The fire department was called when Cheryl was not able to reset the panel and Executive Fire came to site to replace the heat sensor. *Costs will be charged to the 3rd floor suite.*
 - ❖ Cheryl was able to recruit 3 additional residents for the Cypress Emergency Response Team.
2. Block Watch - Fliers were delivered to site and distributed to the owners regarding block watch.
3. Security - Council to price out changing the locks to the gardening room, parkade electrical rooms and pool padlocks/pump room.

d. Maintenance

1. Carpet cleaning will commence July 5th and 6th. Anyone wishing to have their suite carpet cleaned is asked to contact Dan at 880-8773. Cost for one bedroom is \$60.00 - cost for two bedrooms is \$70.00.
2. One or two residents felt the line painting and pressure washing of the parkades was a waste of money. *This has been done for safety issues and due to the attraction of rats.*
3. Exterior painting and maintenance will be done on the balconies however, the Shared Facilities issues have delayed the process and our regular handyman is booked now until the end of September. Council is considering alternate trades. Notices will be posted once the work is scheduled to commence.
4. Repiping of the recirc lines in all three buildings needs to be

completed. Due to unforeseen circumstances, we have not completed the repipe in Buildings A & C. We may want to redo the hot water line in Building B at the same time as the ceiling is open. *Council to make a decision once the results of the hot water pipe testing has been received to see if it is warranted.*

5. Window questionnaire and repair. *A questionnaire will be sent out to those owners with wood windows and window repaired will begin.*
6. Roto Rooter pipe inspection. *Council to obtain a cost for this service. Corona to inspect the sump station.*
7. Warranty maintenance - *trades to be considered and council to be advised of th4 results.*

e. Shared Facilities

1. The cost to provide a shower at the pool would be appx \$2,500.00 to \$3,000.00. *Defer to 2008 budget.*
2. Some residents advise that the temperature at the pool and spa is too cool. *Imperial have been asked to turn up the temperature.*
3. A sports channel (WGN) has been added at \$30.00 per year.
4. Leaves and debris are being reported in the men's sauna. *Please refrain from making this type of mess in the men's sauna.* The toilet areas are very messy and are being left rather disgusting. It is also being reported that men are using the ladies change room. *Men are NOT allowed in the ladies change rooms at any time.*
5. The Presidents of Cypress and Woodridge Strata Councils met on June 21st to continue discussions surrounding Shared Facilities. *The negotiations are not proceeding well and further action may be require.*

5. NEW BUSINESS

- ❖ There is some concern with oil seepage into a parking stall and with commercial vehicles being parked on the property in general. *Council agree that commercial vehicles are not normally allowed to park on the property and propose to provide these owners with 30 days notice to relocate the vehicles. Council understands that some shopping malls allow commercial vehicles to park on their site during off hours.*

- ❖ Council may need to purchase a new computer for the office as the current computer is quite old and is starting to act up. *It has been suggested that council consider a Dell computer using Windows Vista. Council must determine if the proposed computer system would be compatible with the fob system.*
- ❖ With the downpour on Sunday morning, both Buildings A & B were flooded. The office and lobby of A were affected as well as the exercise room, racquet court, change room area and lobby of B. Our insurer has been contacted and an adjustor will be on site Thursday, June 28.
- ❖ Fixed term gas contract. *Council will delve into this to see if this would be of benefit long term.*

6. OLD BUSINESS

7. CORRESPONDENCE

Incoming

- a. A letter was received from an owner requesting permission to erect a garden trellis inside a private yard. *Approval was granted as long as the membrane at ground level is not penetrated.*
- b. Letter received from the Strata Corporations new insurer with a copy of the policy.

Outgoing

- a. Letter to an owner regarding a leak in their suite along with an invoice from Corona.
- b. Letter to an owner in response to emails to council regarding outstanding Accounts Receivable.
- c. Letter to an owner regarding outstanding locker fees.
- d. Letter to an owner who has been parking in visitor parking.
- e. Letter to an owner with an invoice from Precision for a damaged door.

8. FINANCIALS

a. Accounts Receivable as of May 15, 2007 is \$3,396.06

Parking	1 suites
Move In	3 suites
Locker	2 suite
Strata Fees	4 suites
Late Fees/Fines	5 suites
Other	4 suites

One suite is \$2,199.24 in arrears. *If this account continues to stay outstanding, council may take legal action.*

b. March Financials - approved with the exception of locker revenues.

April & May Financials - deferred

c. May 2007 Financial statement from Woodridge has been received.

d. April & May Cypress SF statements have been issued.

9. OTHER BUSINESS

- Leak Bldg A repair of wall and tile - 50 % owner's responsibility and 50% Strata Corporations responsibility. *Council agreed to provide a credit (in accordance with the dictates of the Strata Property Act) to the owner for its portion of the repair and allow the owner to proceed with their retiling project.*

10. E-MAIL VOTES

❖ Council voted to return satellite service to Ashford Place and Woodridge Estates if conditions continue to be met.

11. MEETING ADJOURNED: 9:25 PM

12. NEXT MEETING: Wednesday, August 29, 2007