

STRATA PLAN NW 2050
Strata Council Meeting Minutes
Monday, February 23, 2022

1. **PRESENT:** Joanne Parkinson Queenie Cheng
 Carole Borthwick Lindsay Armstrong
 Gordon Farrell Audrey Montero

REGRETS: Murray Thompson
 Linda McLaren

2. **CALL TO ORDER:** 6:39 pm

3. **ADOPTION OF MINUTES**

January 24, 2022 Electronic Council Meeting Minutes were approved by email.

4. **COMMITTEE REPORTS**

4.1 **Social**

No reports at this time.

4.2 Grounds and Gardening

4.2.1 Landscaping

Yamato Landscaping Inc. continues the landscaping work around Cypress Point. For the last few months, Yamato has focused on cleaning and organizing the gardens in preparation for Spring by preparing the soil, seeing what is needed for planting new flowers and which small plants need to be thinned and transplanted.

4.2 Block Watch

Richmond Block Watch is now on Facebook

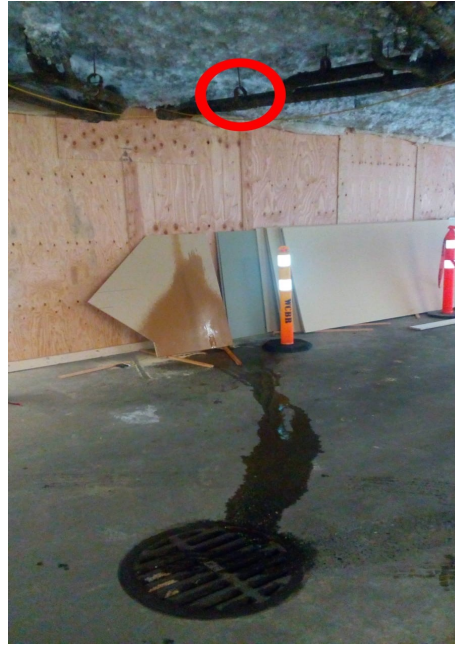
Please click on this link www.facebook.com/richmondblockwatch and like our page to keep up with all the goings on here at Richmond Block Watch.

4.4 Maintenance

- 4.4.1 More work took place to repair the pothole in the driveway between Building A and Building D. We are expecting the repairs to last longer this time around. The amount of rain and snow we have had during the past few months has increased the damage in the asphalt in some places around Cypress Point
- 4.4.2 Corona Plumbing & Heating worked on SL84 on a blocked pipe in the sink of their unit. Corona tried several times to address the problem with no permanent solution. We are still waiting for the full report from Corona and we hope that this time the owners won't need to face this problem anymore.

STRATA PLAN NW 2050
Strata Council Meeting Minutes
Monday, February 23, 2022

- 4.4.3 Corona Plumbing & Heating repaired a broken pipe in a parking stall in Building B which took few days as some parts needed to repair the pipe were unavailable.



- 4.4.4 SL71 reported water coming into the laundry room through their light fixture. Corona Plumbing & Heating found that leaves and debris were restricting rain water drainage flow on the roof. The height of water buildup on the roof was enough to get above a dryer vent. The roof was cleaned of debris. Roof clean up will need to be done more frequently throughout the year.
- 4.4.5 Corona Plumbing & Heating assessed a water leak in the hallway of Building B, in front of SL42. Since no water was active, the plumber was unable to detect the problem at this time.
- 4.4.6 Corona Plumbing & Heating performed a water shut off for SL52. A new washing machine was being installed and new hose connections were needed, which required a water shut-off in the suite in order to address the problem.

STRATA PLAN NW 2050
Strata Council Meeting Minutes
Monday, February 23, 2022

- 4.4.7 Assured Pest Control has been on site twice in February to assess and work on the complaints about squirrels from SL100, SL87, and SL70. The work continues as the squirrels are still in the location and the owners are still hearing them around. A squirrel was captured near 313.
- 4.4.8 We are waiting for a new quote from Otis Elevators. After obtaining this quote, we will have three quotes from different companies to work with regarding the upgrading of the elevators.
- 4.4.9 Stone Matrix attended the cleaning of the roof in Building A, B, and C. Lots of water had accumulated, especially on Building B and C roofs. If heavy rain continues it will be necessary to monitor and clean the roof more often. This clean up was an emergency one after Corona found puddles of water sitting on the roof after heavy rainy days.
- 4.4.10 Strata Council has acquired many automotive drip trays made of durable polypropylene that are designed for containing leakage from vehicles. The trays can be cleaned out periodically and continuously reused providing a cleaner and more appealing look to our parking areas. You may purchase the automotive drip tray from the Strata office for \$20.00.

Strata Council has also purchased mats you can place under the car that are wider and flatter that may be a better option for some owners. They are for sale in the office for \$20 each.

An excerpt from the Strata Plan NW2050 Bylaws is as follows:

Vehicles

4.21 a resident must not park anything on common property except a private passenger automobile and/or motorcycle which:

- (a) is parked within a space assigned to the resident
- (b) is in a mechanically sound and drivable condition
- (c) is currently and visibly insured, and
- (d) does not visibly leak oil or other automotive fluids

4.22 A resident or visitor must not use a parking stall for storage items other than a vehicle or vehicles as allowed by bylaw 4.21.

f

4.23 A resident using a parking stall is solely responsible for clean-up of, and any liability arising from, leakage of oil or other automotive fluids in the parking stall.

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 an emailed to the office before booking the room.

STRATA PLAN NW 2050
Strata Council Meeting Minutes
Monday, February 23, 2022

4.5.2 **Lounge**

The lounge can now be booked. 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 can operate at the normal capacity. The exercise room is not large and can accommodate 6 to 8 participants.

4.5.4 **Pool**

The new heater has been purchased and installed in the pool.

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.

STRATA PLAN NW 2050
Strata Council Meeting Minutes
Monday, February 23, 2022

5. NEW BUSINESS

6. OLD BUSINESS

- 6.1 West Coast has been working on deficiencies for the installed windows so that RJC can perform an inspection for their final approval. Some window screens are still pending installation. They are being remanufactured due to incorrect measurements. Strata Council is planning to provide information regarding the blinds after all other deficiencies are addressed.

7. CORRESPONDENCE

Incoming:

- 7.1 Suncorp Valuations provided a third-year property appraisal update for Cypress Point Strata NW2050. You will find attached to the Strata Council Meeting the Cost Estimate Update Report.

Outgoing:

Bylaw infraction warning for stalls belonging to SL18, SL55 and SL31. Strata Council would like to thank you all for addressing the issue, by cleaning the stall affected, purchasing items to help collect the car oil and keeping the stalls clean.

STRATA PLAN NW 2050
Strata Council Meeting Minutes
Monday, February 23, 2022

8. FINANCIALS

Accounts Receivable as of March 15, 2022

SL20 \$3,851.59

SL34 \$501.43

9. **MEETING ADJOURNED:** 7:30 pm

10. Next Strata Council Meeting March 30, 2022.