

**CYPRESS POINT ABC
STRATA PLAN NW2050**

Strata Council Meeting Wednesday, July 27, 2005

1. PRESENT:	Tom Hargraves	Corinne Inglis
	Maureen Buchanan	Caroline Cote'
	Peter Yeung	Amy Hendricks

REGRETS: Ashley Davis, Barclay Morgan

AGENDA

2. CALL TO ORDER (7:15pm)

3. ADOPTION OF MINUTES

a. June 29, 2005 - minutes approved by council with the following correction:

Correction to June Council Minutes: 5.g should have read:

"Repeat violations will result in an increased fine of \$50.00 every two weeks (fourteen days), to a maximum of \$200.00."

First Notice	Written Notice
Second Notice	Written Notice
Third Notice	\$50.00 Fine
Fourth Notice	\$100.00 Fine
Fifth Notice	\$150.00 Fine
Sixth Notice	\$200.00 Fine
Seventh Notice	\$200.00 Fine

4. COMMITTEE REPORTS

a. Social (Ashley)

Ashley has been away for quite some time and council have asked Joanne Parkinson if she would take charge of the social committee

b. Grounds and Gardening (Maureen)

1. The new gardener has started.
2. We are still waiting on the second arborist report
3. The weeds in the planter boxes at the front of Buildings B & C have been removed
4. We are still having issues getting the plants watered on a regular basis. Volunteers are required to water twice a week.
5. Previous gardener to return keys week of July 25

c. Fire & Security (Caroline)

1. Letter sent to Sentinel re FOB system deficiencies. Some wiring is exposed and needs to be encased in metal tubing.
2. Council approved payment for the new FOB System to come out of the Contingency Reserve Fund. Council voted unanimously in favor.
3. Block Watch, looking for a co captain to help out with implementation of a block watch program. An owner has been approached to assist with this.
4. A Fire Plan is mostly in place. A more formal system will be in place by September 30, 2005 at the latest.

d. Maintenance

1. Re: Warranty Review
 - we need another walk around by volunteers to identify specific caulking deficiencies including private deck areas & windows. This list of caulking deficiencies is to be sent to PR & RJC
2. - PR has completed most repairs as identified by RJC in their warranty report.
 - PR's caulking color does not match existing and must be replaced with the proper color
3. RJC and PR have been advised of two concerns regarding water ingress at Building C that are covered under our 10 year warranty.

e. Shared Facilities

1. A count of assets is needed in the games room. Amy and Maureen have agreed to take charge of this.

2. Repair of the new shuffleboard is needed. It was damaged shortly after it was on site. Discussion took place as to whether we should go ahead with repairs when we are having so much difficulty with damage being done in there.
3. Council approved putting pedestal sinks in the men's change room rather than a replacement counter as it is less expensive.
4. A letter was forwarded to Stephen Hamilton with Cypress response to the pending new Shared Facilities agreement. Stephen wishes to hold a meeting of all Shared Facility Members and their respective councils or owners. Council is attempting to set up a date with all parties to meet - either August or September - holidays permitting.
5. Two owners will now share looking after the opening / closing of the lounge when rented.
6. Pool patrols may not be done as often as they probably should be, however, most people are more than happy to co operate with the pool patrol.

5. NEW BUSINESS

- a. Re-piping, we are looking into whether or not we need to re-pipe the buildings. We have received an offer to provide a free assessment in this regard in case we need to work it in to our long term budget. We have been advised by Corona that we have already done a lot of replacement in the last few years. We are requesting that everyone take steps to power smart their home, and be conservative with your hot water consumption. We are over our annual budget on this line item.
- c. North West Waste quoted us a little cheaper for waste removal. If Canadian Waste can not meet or beat that quote, we will change companies.
- d. The Cleaning Connection has been given approval to clean the carpets in the common areas and three recreation rooms.
- e. Numerous owners have received notices or fines regarding bylaw infractions.
 - 2 Owners re Planter boxes on railings
 - 4 Owners re affixing items to the exterior buildings

2 Owners re color of window coverings

1 Owner re chimney inspection

f. A letter was sent to an owner regarding an ongoing noise issue. They were notified that unless the complaints and noise stops, they will be fined.

g. A reminder that cars are to be washed from 8am to 10pm only. Times other than these disturb other people.

h. We are considering an inspection of all suites for signs of water damage.

6. OLD BUSINESS

- a. "Realtors Rule Package" is being worked on and hopefully will be available by September 30th

7. CORRESPONDENCE

- a. Received a letter from an owner re chimney inspection and cleaning.

8. FINANCIALS

- a. Accounts Receivable as of July 13 is \$905.96
- b. The laundry money deposited for the second quarter is \$174.00

9. OTHER BUSINESS

A. Council are considering implementing a policy for all issues that take them into the office, both to protect them and the privacy and safety of the owners.

10. NEXT MEETING: Wednesday, August 31, 2005

Meeting Adjourned at 9:45PM