

STRATA PLAN NW2050
Strata Council Meeting
Wednesday, November 26, 2014

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| 1. PRESENT: | Gordon Farrell
Felix Zhang
Michal Harrison
Lindsay Armstrong | Aviva Levin
Carole Borthwick
Terry Ash
Corinne Inglis |
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2. CALL TO ORDER: 7:06 pm

3. ADOPTION OF MINUTES

- a. October 29, 2014 minutes - approved with changes by email vote.

4. COMMITTEE REPORTS

- a. **Social** - The AGM will be held on December 4th immediately followed by the AGM Raffle.

b. **Grounds and Gardening** -

- A new volunteer has offered to do the plantings in front of the Cypress sign at the front of Building A and has just completed their planting for fall and spring.

c. **Fire & Security** - Michal - No Report

1. Block Watch - No Report
2. A resident who advised that unknown persons have been attempting to gain access to their suite, identified the person who now realizes that they were on the wrong floor. *No break in was intended.*
3. A suite reported that the peephole in their suite door had been covered with masking tape and the peephole removed.
4. The motion sensor controlling the light in the mail room of Bldg. A was also covered with masking tape. *Please report any suspicious activity to the Cypress office or the RCMP.*

d. **Maintenance**

1. The cleaning and waxing of the lobbies was not done very well this year and we will not be billed for the work.
2. The Strata Council has installed reflective building numbers to make it easier for visitors to find the address they are looking for. The Council installed reflective 'PRIVATE PROPERTY - NO TRESPASSING' signs in the fire lanes and on the pool gates to deter trespassers.
3. The cleaning of the roof and parkade drains has been completed.
4. The men's shower walls are to be cleaned and re-grouted.
5. Associated Windows were called out to complete the repair of one more wood window and door.
6. The old rotten wooden posts and old signage have all been removed and the chains for the fire lanes have been replaced/repared. *Parking is not allowed*

in fire lanes. Vehicles found in the fire lanes will be towed at the owners expense.

7. The brass numbering on the front of Bldg. C has been moved to a more visible location above the enter phones. Does council want the Cypress C sign moved as well? *No. Use the Cypress sign in storage? No.*
8. Should the laundry room in Bldg. C be upgraded in 2015? It would require new flooring, painting of walls and new upholstery on the bench seating. Possibly a new counter. *Quotes to be obtained and council will discuss.*

e. Shared Facilities

1. A complete inventory of items in the lounge has been completed and will be issued with the lounge rental forms.
2. Two residents have volunteered to assist with checking the lounge after it has been rented.

f. Bylaw Committee - Aviva

Update from Bylaw Committee - No report.

5. NEW BUSINESS

The Strata Corporation has a locker for rent at a cost of \$30.00 per month. Please contact the office if you are interested.

6. OLD BUSINESS

- a. Electric Fireplaces - Fireplaces Direct found an electric fireplace with a 12.5 amp and a lower wattage called Amantii Insert 26-3825 available with logs, clear or colored glass. It has been set up in the Cypress office for residents to view. Brick removal will not be required and the installation would be permanent. The cost of \$1,096.80 includes the installation of a new breaker. Residents need to respond as soon as possible if they wish to proceed with this new model of electric fireplace.

7. CORRESPONDENCE

Outgoing

- a. An owner has been sent a demand letter regarding outstanding monies owing. If a cheque is received immediately for \$500.00 and at least \$100.00 per month received to pay towards the debt, Council will not proceed with legal.

Incoming

8. FINANCIALS

- a. Accounts Receivable for September 15 is \$6,658.83 (4 owners).
- b. Woodridge Shared Facility October financials were received.
- c. Cypress Shared Facility October financials were issued.
- d. Approval of Cypress October financials - approved subject to audit.

e. Fund Overview as of October 30, 2014:

CRF	105,627.44
<u>Painting Reserve</u>	<u>29,049.46</u>
Total	134,676.90
Repipe	56,747.84
Ext. Bldg.	13,341.80
Roof Top Deck	7,584.67
Future Remediation	41,911.26
Prior Years income	9,130.25
<u>Current Year</u>	<u>-3,278.55</u>
Grand Total	260,114.17

9. OTHER BUSINESS

Depreciation Report - It is mandatory to renew the report every three years unless it is voted down by a $\frac{3}{4}$ vote every 18 months.

RDH provides an interactive workbook re the depreciation report. Do we want to view it to see if we are interested in it? *Gord to review the workbook and report back to the council.*

There are additional errors in the report on page 5 that refer to shared assets that require correction.

The projects and response portions of the Depreciation report will be posted to the Cypress website after the AGM.

10. EMAIL VOTES

1. Council approved the amended October 29 minutes
2. Council approved Corinne's request to leave early on November 18th and 19th.

11. MEETING ADJOURNED: 8:45 PM

12. NEXT MEETING: December 4, 2014 AGM Sign in: 6:30pm Meeting: 7:00pm

Members of the Strata Council viewed the proposed electric fireplace that has been set up in the Cypress office.