

STRATA PLAN NW2050, CYPRESS POINT, HELD ON THURSDAY, DECEMBER 10th, 2008, AT 7:00 PM IN THE PAVILION LOUNGE, 7531 MINORU BOULEVARD, RICHMOND, B.C.

In Attendance: 24 Strata lots represented in person:

13 Strata lots represented by proxy

37 in total

1. CALL TO ORDER:

The meeting was called to order at 7:02 PM by the Council President, Tom Hargraves. A motion was made by 302 to have Tony Gioventu, Executive Director of CHOA, chair the meeting. The motion was seconded by 330.

2. CERTIFICATION OF PROXIES

Corinne Inglis advised 13 proxies had been certified.

3. NOTICE OF QUORUM

The requirement of the NW2050 By-Laws state that one third (36) of the persons entitled to vote (106) present in person or by proxy constitutes a quorum. We have 24 owners in person and 13 by proxy for a total of 37 owners eligible to vote, which is a quorum.

4. PROOF OF NOTICE OF MEETING OR WAIVER

Notice of this meeting was sent out on November 19th, 2009 to the last known address of each owner thereby giving owners the notice required as per the Strata Property Act.

5. INTROCUCTION OF HEAD TABLE

The Council President, Tom Hargraves, introduced the Head Table.

6. APPROVAL OF 2008 AGM AND 2009 SGM MINUTES

It was MOVED (220) and SECONDED (122) to adopt the minutes of the Annual General Meeting held on December 4, 2008.

It was MOVED (122) and SECONDED (307) to correct the minutes of the Special General Meeting held on September 10, 2009. Appendix A should read, "The CRF balance would be \$89,000.00 at the end of 2009 not \$99,000.00."

It was **MOVED** (336) and **SECONDED** (337) to adopt the corrected minutes of the Special General Meeting held on September 10, 2009.

7. PRESIDENTS REPORT

a. **Budget & Finance Report for 2009**

Larry Makutra, Treasurer, opened the floor to questions.

1. It was **MOVED** by (325) and **SECONDED** by (332) to approve the proposed 2010 Cypress Point Operating Budget.

This motion was **CARRIED. UNANIMOUS**

2. It was **MOVED** by (122) and **SECONDED** by (336) to approve the proposed 2008 Woodridge Shared Facilities Budget.

This motion was **CARRIED. UNANIMOUS**

8. CONSIDERATION OF $\frac{3}{4}$ VOTE SPECIAL RESOLUTIONS

a. RESOLUTION A

BE IT RESOLVED BY A $\frac{3}{4}$ VOTE SPECIAL RESOLUTION THAT:

The Owners of Strata Plan NW 2050 approve leaving the 2009 year-end accumulated fund surplus in the operating account / transferring the 2009 year end accumulated deficit from the Contingency Fund. .

It was **MOVED** (220) and **SECONDED** (301) to approve Special Resolution A.

This motion was **CARRIED. UNANIMOUS**

B. RESOLUTION B

BE IT RESOLVED BY A $\frac{3}{4}$ VOTE SPECIAL RESOLUTION THAT:

The Owners of Strata Plan NW 2050 approve leaving the 2009 year-end accumulated fund surplus in the Cypress Shared Facilities operating account / transferring the 2009 year end accumulated deficit from the Contingency Fund / repaying any remaining loan from the Cypress Operating account.

It was **MOVED** (220) and **SECONDED** (203) to approve Special Resolution B.

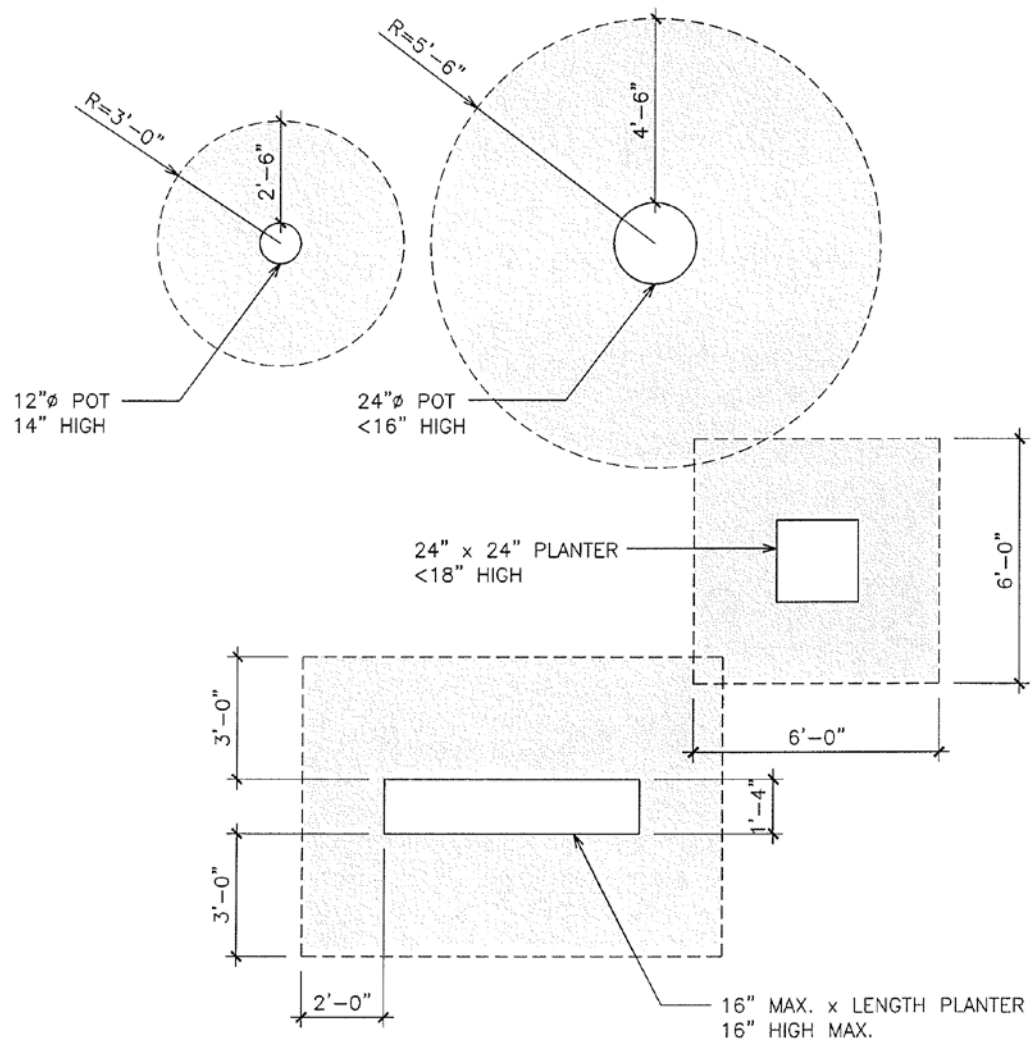
This motion was **CARRIED. UNANIMOUS**

c. RESOLUTION C

BE IT RESOLVED BY A $\frac{3}{4}$ VOTE SPECIAL RESOLUTION THAT: The Owners Strata Plan NW2050 add Bylaw 5.6.e) as follows:

"In consideration of the current design and construction of roof top decks which allows for the dead load of the structure and live loading as anticipated by the building code at the time of construction with no specified allowance for superimposed dead loading, storage of materials, chattels and the construction of roof top gardens shall be strictly limited to the guidelines presented here.

1. No plantings, storage or materials or other semi-permanent loadings which generate pressures in excess of 85 lbs/sq. ft. even over limited areas are permitted. This equates to soil depths less than 24" in all cases.
2. Hot tubs and inflatable pools are not permitted
3. Plantings and limited material storage is permitted, provided loading is limited as in Point 1 above and clear space is provided around plantings and stored materials sufficient to attenuate the effective average distributed load to an allowable level of 10 lbs/sq ft.
4. The "exclusion zones" do not preclude occupant access for tending of plantings or other similar residential occupancy activity. It is understood that live loading due to occupancy and snow is in addition to the superimposed dead load allowance.
5. Typical residential chattels such as: deck chairs, tables, heaters and barbeques (provided these items are permitted under existing by-laws and fire/"insurance regulations) among others, have negligible effect and are excluded.
6. Stored personal effects in boxes or weather proof containers should be limited to no more than 36" in height, following the guidance provided in SK-01 for clear space surrounding, unless it can be demonstrated that the effects of this storage do not exceed the 10 lbs/sq. ft. superimposed dead load allowance."



TYPICAL PLANTER LOADING ON DECKS – PLAN

N.T.S.



Read Jones Christoffersen
Consulting Engineers

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CYPRESS POINT

7511-7651 MINORU BLVD., RICHMOND, B.C.

UNIT 329/332 BUILDING C STRUCTURAL DESIGN REVIEW

Scale	Date	Project No.	Sketch Number	Rev.
N.T.S.	NOVEMBER 3, 2008	VAN.037207.0012	SK.01	0

It was **MOVED** (307) and **SECONDED** (332) to delete 'General Note' on the drawing.

It was **MOVED** (302) and **SECONDED** (336) to approve amended Special Resolution C.

This motion was **CARRIED. UNANIMOUS**

9. NEW BUSINESS

10. ELECTION OF NEW COUNCIL FOR 2010

The following owners were nominated for council.

- | | |
|---------------------|----------|
| 1. Gordon Farrell | Unit 302 |
| 2. Carole Borthwick | Unit 330 |
| 3. Larry Makutra | Unit 218 |
| 4. Joanne Parkinson | Unit 332 |
| 5. Cheryl Jones | Unit 322 |
| 6. Steve Tosh | Unit 214 |
| 7. Mark Van Polen | Unit 306 |

It was **MOVED** (220) and **SECONDED** (336) to elect these owners.

This motion was **CARRIED** by a vote of the owners. **UNANIMOUS**

11. ADJOURNMENT - The AGM was adjourned at 7:32 PM

STRATA COUNCIL MEMBERSHIP 2010

CYPRESS POINT ABC STRATA PLAN NW2050

Gordon Farrell
President

Phone: 207-0392
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Vice President

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Larry Makutra
Treasurer

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Social Committee

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Administrator: Corinne Inglis

Office is located in the lobby of 7511 Minoru Boulevard (Building A)

Cypress Website is:	http://www3.telus.net/public/NW2050/
Password for the minutes is their date in numeric form.	
E.g. August 16, 2006.pdf is 160806	