

Strata Plan NW2050
Strata Council Meeting
Wednesday, November 29, 2017

In Attendance: 34 Strata lots represented in person:
12 Strata lots represented by proxy
46 Total Strata Lots

1. CALL TO ORDER:

The meeting was called to order at 7:05 PM by the Council President, Gordon Farrell.

2. CERTIFICATION OF PROXIES

Audrey Montero advised 12 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) in person or by proxy constitutes a quorum. We have 34 owners in person and 12 by proxy for a total of 46 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 5, 2017 to the last known address of each owner via Canada Post or hand delivery thereby giving owners the notice required as per the Strata Property Act.

5. INTRODUCTION OF HEAD TABLE

The Council President, Gordon Farrell, introduced the Head Table. Tony Gioventu, the Executive Director of CHOA, who was to chair the meeting was ill and unable to attend.

6. APPROVAL OF DECEMBER 13, 2016 ANNUAL GENERAL MEETING MINUTES

It was **MOVED** by (126) and **SECONDED** by (208) to adopt the minutes of the Annual General Meeting held on December 13, 2016. It was carried by majority vote, none opposed.

7. APPROVAL OF AGENDA

It was **MOVED** by (301) and **SECOND** by (137) to approved the agenda for the Annual General Meeting 2017.

Strata Plan NW2050
Strata Council Meeting
Wednesday, November 29, 2017

8. Reports 2017

- a. President's Report 2017 was included in the Annual General Meeting Package.
- b. Cypress Point Operating Budget & Finance Report 2017: Carole Borthwick provided an overview of the 2017 financial results as well as the proposed Cypress Point Operating Budget for the year 2018.

It was **MOVED** by (120) and **SECONDED** by (203) to approve the proposed 2018 Cypress Point Operating Budget. This motion was carried by majority vote. One opposed.

- c. The Shared Facilities Operating Budget & Finance Report for 2017
Carole Borthwick provided an overview of the 2017 financial results, as well as the proposed Shared Facilities Budget for the year 2018.

It was **MOVED** by (307) and **SECONDED** by (319) to approve the proposed 2018 Shared Facilities Operating Budget. This motion was carried unanimously.

9. CONSIDERATION OF ¾ VOTE SPECIAL RESOLUTIONS

- a. RESOLUTION A

BE IT RESOLVED BY A ¾ VOTE RESOLUTION THAT:

The Owners of Strata Plan NW 2050 approve transferring the 2017 year-end accumulated surplus in the operating account to the Contingency Fund / transferring the 2017 year-end accumulated deficit in the operating account from the Contingency Fund.

It was **MOVED** (332) and **SECONDED** (301) to approve Resolution A. This motion was carried unanimously.

- b. RESOLUTION B

BE IT RESOLVED BY A ¾ VOTE RESOLUTION THAT:

The Owners, Strata Plan NW2050, approve \$26,000 to replace the fire panels in all three buildings to be funded from the Contingency Reserve Fund (CRF).

It was **MOVED** (118) and **SECONDED** (137) to approve Resolution B. This motion was carried unanimously.

Strata Plan NW2050
Strata Council Meeting
Wednesday, November 29, 2017

c. RESOLUTION C

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

- bylaw 2.1 included with this Annual General Meeting package be repealed, and
- replaced with the following bylaw

“2.1 An owner must pay strata fees on or before the first day of the month to which the strata fees relate. The strata fees payable include: charges for any lockers or parking stalls rented by a resident. The payment of the strata fees must be by automated, pre-authorized bank transfer.”

It was **MOVED** (307) and **SECONDED** (109) to approve Resolution C. This motion was carried by majority vote. One opposed.

d. RESOLUTION D

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

- the existing bylaws of Strata Plan NW2050 and the Standard Bylaws under the Strata Property Act be repealed, and
- replaced with the bylaws included with this Annual General Meeting package.

MOVED (319) and **SECONDED** (122).

Prior to voting on Resolution D, the following amendments to correct typographical errors in the bylaws were **MOVED** (319) and **SECONDED** (122):

- To amend clause (c) of bylaw 4.32 by adding the word “of”, so the amended clause reads:

c) no pet, in the opinion of the council, is a nuisance or unreasonably interferes with the use and enjoyment OF a strata lot, common property or land that is a common asset.

- And to amend the first sentence of bylaw 8.2 by adding the words “an alteration to”, so the amended first sentence reads:

8.2 For the strata corporation to consider an application for approval of AN ALTERATION TO a strata lot, an owner must submit the following in writing to the council:

Motion to amend the bylaws carried unanimously.

Strata Plan NW2050
Strata Council Meeting
Wednesday, November 29, 2017

After some discussion, Resolution D containing the amended bylaws was voted on.

The motion to approve Resolution D was carried by majority vote; one vote opposed.

10. ELECTION OF NEW COUNCIL FOR 2018

The following owners were elected for Council 2018.

- | | |
|----------------------|----------|
| 1. Gordon Farrell | Unit 302 |
| 2. Carole Borthwick | Unit 330 |
| 3. Linda McLaren | Unit 232 |
| 4. Joanne Parkinson | Unit 332 |
| 5. Lindsay Armstrong | Unit 120 |
| 6. Cyrus Pun | Unit 135 |
| 7. Billy Leung | Unit 129 |

The motion was **MOVED** (301) and **SECONDED** (122). It was carried unanimously.

11. Termination –

The Annual General Meeting was terminated at 20:23. It was **MOVED** (322) and **SECONDED** (302) to terminate the meeting. The motion was carried unanimously.

12. Raffle

Strata Plan NW2050
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Wednesday, November 29, 2017

1. PRESENT:

Gordon Farrell
Carole Borthwick
Cyrus Pun
Lindsay Armstrong

Linda McLaren
Joanne Parkinson
Billy Leung
Audrey Montero

2. CALL TO ORDER: 7:50 PM

3. COUNCIL POSITIONS:

Gordon Farrell – President
Cyrus Pun – Vice President
Carole Borthwick – Treasurer

4. MEETING TERMINATED: 20:27

Strata Plan NW2050
Strata Council Meeting
Wednesday, November 29, 2017

Gordon Farrell
President

Phone: 604 207 0392
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Cyrus Pun
Vice-President

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Treasurer

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Administrator: Audrey Montero

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

<p>Cypress Website is: http://www3.telus.net/public/NW2050/ Password for the minutes is their date in numeric form. e.g. August 17, 2017.pdf is 170817</p>
