

# Strata Plan NW2050

## Strata Council Meeting Minutes

Wednesday, January 29, 2025

### 1.0 ATTENDEES

#### Present

- Gordon Farrell
- Carole Borthwick
- Oliver St Quintin
- Linda McLaren
- Joanne Parkinson
- Audrey Montero

#### Regrets

- Murray Thompson

### 2.0 CALL TO ORDER: 6:44 pm

### 3.0 ADOPTION OF MINUTES

Thursday, November 28, 2024 Strata Council Meeting Minutes were approved by email.

### 4.0 COMMITTEE REPORTS

#### 4.1 *Social*

No report at the moment.

#### 4.2 *Grounds and Gardening*

##### 4.2.1 Landscaping

Throughout the winter months, from November 2024 to January 2025, Yamato Landscaping, under the direction of SL38, has been actively working around Cypress Point to maintain and improve the outdoor areas. The crew has cleared dead trees and bushes, enhancing the overall appearance and health of the landscape. Additionally, Yamato has removed various unwanted items left by owners around the garden to help keep the space clean and well-maintained.



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Please follow or refer to facebook@yamatolandscaping: we upload our job pictures on every visit.

#### *4.3 Block Watch*

Richmond Block Watch is now on Facebook

Please click on this link [www.facebook.com/richmondblockwatch](https://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 Pest Control**

A report from Assured Environmental shows normal results. The inspection covered the exterior perimeter and grounds, interior common areas, laundry room, amenity room, garbage areas, washrooms, and garage. A visual inspection was conducted, and exterior traps were added or replaced. Some rodents were removed from traps. Please remember not to touch any bait or bait stations.

In addition to the regular visits from Assured Environmental, a request was made to investigate a squirrel sighting around SL64. Traps were installed and monitored over several weeks; however, no captures were made, and no further complaints from owners have been received.

##### **4.4.2 High Efficiency Boiler Replacement in Building A**

We recognize that the new high-efficiency boiler has been experiencing intermittent shutdowns, causing occasional disruptions to hot water availability. We sincerely appreciate the patience, resilience, and proactive communication from the residents of Building A during this time. Finding cold water instead of a hot shower—especially in the winter—is not easy, yet owners have approached the situation with understanding and respect, making it easier to work toward a resolution.

To address these ongoing issues, the supplier has provided three new replacement units, which are already on-site. As soon as Corona Plumbing is ready to proceed with the installation, we will provide an update. We remain hopeful that these new boilers will perform reliably and resolve the problem.

##### **4.4.3 Plumbing Work in our Buildings**

Corona Plumbing and Heating investigated a potential water leak in the hallway on the second floor of Building C. Initially, it was suspected that the issue might be coming from the bathroom in SL87, but after investigation, no problems were found there. The wall in which the leak is suspected will need to be opened for further investigation. This work is still pending for when Corona is in the Buildings attending other repairs.

Corona Plumbing and Heating is also addressing a small but persistent water leak affecting the parking stall of SL80. Initial tests have been conducted, but further testing is required to determine the source and necessary repairs.

Building B, on the first floor, has a small leak in the ceiling near suite 122, which will be repaired by Corona Plumbing.

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**4.4.4 Safety Around Cypress Point**

We kindly ask all residents not to grant access to the building to individuals they do not know. For the safety and security of everyone, please ensure that visitors or contractors are properly identified before allowing them entry. Thank you for your cooperation. From the Strata NW2050 Bylaws:

**Safety and Security:**

4.14 A resident or visitor must maintain the security of the building at all times, and must not leave or block open any door or garage gate in the common property while unattended.

**4.4.5 Smoke Smell in Hallways**

We have received several complaints from owners regarding smoke in the hallways, with reports of both cigarette and marijuana odors. We understand the concern this may cause, especially for families with young children. If you are smoking in your suite, could you please consider some steps as purchase and use of a HEPA air filtration system to trap smoke in your unit and prevent it from escaping and affecting other residents?

*4.5 Shared Facilities*

**4.5.1 Games Room**

The Games Room is closed for the moment due to repairs.

**4.5.2 Lounge**

In order 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.

A new dishwasher has been bought and installed in the lounge.

**4.5.3 Exercise Room**

The windows in the exercise room are outdated and prone to frequent damage. Strata Council has recognized this issue and agreed to explore solutions for improving the ventilation in the room. They have also approved obtaining quotes for replacing some of the windows with more robust and long-lasting options. In the meantime, please handle the windows with care, as they are fragile and not very sturdy. Thank you for your understanding and cooperation.

**4.5.4 Pool Maintenance During Off-Season**

We will continue with off-season pool maintenance, and the company has agreed to offer the same pricing as last year with two visits per week. This arrangement will ensure a smoother and easier transition when it's time to reopen the pool for the season.

Council would like to invite you to visit the Cypress Point website:

<https://cypresspointstrata.github.io/under> Bylaws NW2050 Bylaws for the most recent Strata Bylaws.

If you prefer to have a hard copy of the bylaws, you will be able to print a copy for yourself.

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**5.0 NEW BUSINESS**

*5.1 Roof Replacement Project*

We would like to provide you with important information regarding the Roof Replacement Project special levy. Please see the available payment options below:

- Option 1: Pay the full amount of the special levy by March 31, 2025.
- Option 2: Pay the first half of the special levy by March 31, 2025, and the second half by May 31, 2025. If you wish to pay by cheque, (Strata NW2050) please drop it off at the office located at 7511 Minoru Blvd. The lobby area of Building A.

If you wish to have the payment(s) withdrawn from your bank account, please ensure that you provide the following details to Miranda Lee at CrossRoads via email at: [miranda@crpm.ca](mailto:miranda@crpm.ca):

- Date of withdrawal
- Amount of withdrawal
- Suite number
- Bank Information if it is different from the current one

If you have any questions or require further clarification, please don't hesitate to reach out.

Owners of roof-top decks should note that the specifications include in the contractor's scope of work, removal and replacement of all fencing and rubber tiles as required to replace the underlying membrane. However, removal and storage of ALL owner's personal belongings such as barbecues, deck furniture, planters, etc. is NOT included in the contractor's scope of work and the responsibility and expense of each applicable unit owner. Additional information will be shared regarding when and where the items from the deck should be moved.

**6.0 OLD BUSINESS**

*6.1 Electric Cars*

Any volunteers to work on the electric cars committee?

*6.2 Car Insurance Information*

Thank you to all owners who have sent in their car insurance information to the office. Remember to send an updated copy whenever you have your insurance renewed.

*6.3 Smoke Detectors*

Thank you to all the owners who have provided the status of their smoke detectors. The majority have already submitted the information, with just a few outstanding. If you haven't done so yet, please update us on the status of the smoke detector in your suite. A photo is also appreciated

*6.4 Drain Project for SL84*

The project for the improvement of the drains in SL84 has been completed. Last week, Corona Plumbing opened the ceiling in the Games Room, and on Monday, January 27, the 2-inch drain connected to SL84 was replaced with a 3-inch pipe. Additionally, a hole was cored through the

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wall of the Games Room to allow cleaning of the drain from outside the building. The ceiling openings are scheduled to be closed in the next few weeks.

#### 6.5 *Illegal Disposing*

The City of Richmond will fine strata complexes when they find plastic bags have been placed in the compost and recycling bins. Over a period of a year this can add up to thousands of dollars in fines. Every owner is contributing to the payment of these very unnecessary fines. The Strata Council is investigating a few different approaches to address this problem. Strata Council encourages the Cypress Point Community to become more engaged in ensuring that the rules are followed so that we don't continue to be fined for these violations. The money we save can be added to our Contingency Reserve Fund at the end of the year to help pay for more important things like roof replacement or any number of things that need fixing or replacing over the year!

If you believe someone else could make use of your old items, then take them to Value Village on Granville Avenue.

<https://stores.savers.com/bc/richmond/community-donation-centre-cdc2098.html>

Or take them to the **City of Richmond Recycling Depot**. It is free for Richmond residents.  
<https://www.richmond.ca/services/recycling-garbage/recyclingservices/recyclingdepot.htm>

Please be advised that only the specified kind of paper compost bags are acceptable for use in the green bins. No plastic bags are allowed, even if they are labeled biodegradable. Thank you.



We kindly remind all residents that plastic bags should not be placed in the compost bins, as they contaminate the organic waste and disrupt the composting process. Only approved compostable bags or loose organic waste should be disposed of in these bins. Thank you for your attention to this matter.

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When disposing of compost in the bin, please remember to close the lid to help reduce the possibility of attracting rodents to the garbage area. Thank you for your cooperation.

**CORRESPONDENCE**

6.6 *Incoming:*

6.7 *Outgoing:*

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**7.0 FINANCIALS**

Fund review for November 2024.

	<b>November</b>
Contingency Fund	632,303.20
Special Levy Fund Carpet	629.55
Re-piping Fund	86,699.61
Exterior Building Fund	73,249.12
Boiler Levy Income	28,883.35
Future Remediation Fund	393,062.19
<b>Net Income Current Year</b>	64,360.10
<b>Owners' Equity</b>	<hr/> \$1,279,187.12 <hr/>

**8.0 MEETING ADJOURNED: 7:07 pm**

**9.0 Next Strata Council Meeting Wednesday, February 26, 2025.**