

STRATA PLAN NW 2050
Strata Council Meeting
Friday, July 13, 2018
Minutes

- | | | |
|--------------------|---|---|
| 1. PRESENT: | Gordon Farrell
Carole Borthwick
Linda McLaren | Billy Leung
Joanne Parkinson
Audrey Montero |
|--------------------|---|---|

REGRETS: Cyrus Pun
 Lindsay Armstrong

2. **CALL TO ORDER:** 6:10 pm

3. **ADOPTION OF MINUTES**

June 20, 2018 Council Meeting Minutes approved by email.

4. **COMMITTEE REPORTS**

4.1 **Social**
No reports

4.2 **Grounds and Gardening**

4.2.1 **Landscaping**

Strata NW050 is looking for a new landscaping company, to begin the month of August. If you can recommend a good landscaping company please send an email to the office with the company information.

SL27 reported a few problems with the sprinkler system. Wilson Irrigation, which normally services our sprinklers, is extremely busy and recommends that we ask Burnaby Sprinklers to look into the problem.

STRATA PLAN NW 2050
Strata Council Meeting
Friday, July 13, 2018
Minutes

4.3 Fire & Security – Block Watch

Council kindly invites you to visit the following links for information on Fire & Security – Block Watch.

Crime Prevention Block Watch

<http://www.richmond.ca/safety/police/prevention/blockwatch.htm>

Crime Prevention Programs Block Watch

<http://www.richmond.ca/safety/police/prevention/programs.htm>

Richmond RCMP Criminal Activity Maps

<http://www.richmond.ca/safety/police/crime.htm>

4.4 Maintenance

- 4.4.1 The garage door in Building C was found inoperative. An emergency call was place for Precision Door Company to service the garage door.
- 4.4.2 Gleam Building Maintenance Ltd., provide Cypress Point with a quote for cleaning the red roof tiles on all three buildings for the total amount of \$5,512.00. Council approved looking into the cost of cleaning the red roof tile in 2019.
- 4.4.3 The addressable fire panels have been installed. On July 18th, 2018 The Executive Fire & Safety Ltd. performed checks on devices in the suites. The smoke alarms were working perfectly on suites in the three buildings. Council would like to thank the owners for arranging access to their suite in order to finalize the set up for the new fire panels.
- 4.4.4 Assured Pest Control trapped several squirrels over the last few weeks. They also repaired 2 small gaps along the south gutter edge and one above side access door on east side. Owners in Building B and C have not heard noise from the squirrels since then. A repair on the parking lot roof will soon be scheduled for repairs.

STRATA PLAN NW 2050
Strata Council Meeting
Friday, July 13, 2018
Minutes

4.5 Shared Facilities

4.5.3 Games Room

Nothing to report at the moment.

Lounge

Nothing to report at the moment.

Pool

The leaking water fountain has been repaired.

Although few years ago the panel was inspected and showed water damage from a long time ago, it appeared in a decent shape, and did not raise any concerns.

We have encountered a problem that interferes with the hot tub operation. It looks like one of the breakers had a bad connection to the cable feeding the pump, as well as a bad connection to the buss bar in the panel. The loose connection to the buss bar melted it and potentially could have caused a fire. It has previously repaired but it needs a replacement of the panel, which will cost \$1,400.00

The door latch by the pool area was just catching. Recommended installation of a new strip of wood and remount electric strike. The total amount \$500.00 plus tax. Doors and equipment especially the ones with fobs are very expensive. They need to be handle gently to prolong their life. Kindly be gentle with the doors around Strata.

Council would like to thank the pool volunteers for their time and for helping keep residents safe.

STRATA PLAN NW 2050
Strata Council Meeting
Friday, July 13, 2018
Minutes

4.6 Bylaw Committee

No reports

5. NEW BUSINESS

- 5.1 There is now wifi in the pavilion lounge. Once you booked the lounge for your event you can also count on free wifi for you and your guests.
- 5.2 The parking stalls are in a very bad conditions in all buildings A, B, and C.

“The Owner and/or user of each parking stall is solely responsible for the clean-up and the liability arising from oil leakage in the parking stall. Excessive oil leakage will result in prohibition from parking on common property until the vehicle is repaired”

Owners/users are kindly reminded to clean your indoor stall by September 10th, 2018. Stalls with stains and oil will be fine on the first warning with \$50.00. Second warning \$100.00 and so on as published in the Strata Bylaws.

Council will acquire oil mat to sell to the owners in need of mat under their cars until they are fixed. This will ensure there is a cleaner parking space as well as more appealing look in the area.

6. OLD BUSINESS

- 6.1 Council received a report from Barclay Restorations indicating the repairs that are required to be completed by the City of Richmond Building Inspector. A deteriorated beam from long-term moisture damage was uncovered in the ceiling of 226. The beams have to be replaced.

STRATA PLAN NW 2050
Strata Council Meeting
Friday, July 13, 2018
Minutes

7. CORRESPONDENCE

Incoming:

Outgoing:

A registered letter was sent to the owners of SL20 informing them that if they do not pay the strata fees, which will be overdue in 14-days, Council will be forced to begin legal actions in order to collect the payment.

8. FINANCIALS

- a. Accounts Receivable as of May 31, 2018
SL20 \$2,958.35 SL86 \$100.00
- b. Woodridge Shared Facility financials were received for June, 2018.
- c. Cypress Shared Facilities for May 2018 were issued.
- d. Approval of Cypress Point May 2018 financials.
- e. Fund overview as May 31, 2018.

Contingency Fund	257,695.94
Special Levy Fund	5,848.70
Repiping Fund	62,540.98
Exterior Building Fund	21,194.42
Future Remediation Fund	327,614.26
Total Funds	674,894.30
Current Year Surplus	<u>15,428.82</u>
Total Owner's Equity	690,323.12

9. MEETING ADJOURNED: 8 pm

10. NEXT MEETING: September 26, 2018