

STRATA PLAN NW 2050  
Strata Council Meeting Minutes  
Wednesday, April 27, 2022

1. **PRESENT:** Joanne Parkinson                      Queenie Cheng  
                    Carole Borthwick                      Murray Thompson  
                    Gordon Farrell                      Audrey Montero  
                    Linda McLaren

**REGRETS:** Lindsay Armstrong

2. **CALL TO ORDER:** 6:37 pm

3. **ADOPTION OF MINUTES**

Wednesday, March 30th, 2022 Electronic Council Meeting Minutes were approved by email. With the following change: January 2022 instead of January 2021.

Fund review as of December 31 2021, and January 30, 2022:

	<b>December 2021</b>	<b>January 2022</b>
Contingency Fund	422,254.36	426,459.68
Special Levy Fund	56,710.37	56,756.13
Re-piping Fund	46,493.18	47,781.70
Exterior Building Fund	57,859.09	58,739.78
Future Remediation Fund	377,061.53	229,394.81
<b>Net Income Current Year</b>	<b><u>49,625.37</u></b>	<b><u>-2,471.90</u></b>
<b>Owners' Equity</b>	<b>1,010,003.90</b>	<b>816,660.20</b>

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**4. COMMITTEE REPORTS**

**4.1 Social**

No reports at this time.

**4.2 Grounds and Gardening**

**4.2.1 Landscaping**

Yamato Landscaping Inc. is scheduled to work on weekly mowing as soon as the weather permits along with cleanup and weeding of the flower beds. They will be planting annuals in the flowerbed in front of Building A. Other areas Yamato will be working on include trimming and keeping an eye on damaged plants especially at the construction site due to the window replacement project.

**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 It has been difficult to get quotes from other companies regarding the repairs for the first-floor stairwell in Building A, where rain water is entering the building from beneath the brick facade. A few companies have explained that they are very busy and it will take time for them to look into the cause of the problem. They have recommended that we continue with the company which has done a preliminary inspection and provided a very detailed report.

At the moment Strata Council is waiting for a second quote from Renewal Construction before making a final decision.

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Building A, 7511 South East Corner

- 4.4.2 Assured Environmental, the pest company serving Cypress Point, was able to confirm that the problem in the parking area was the work of raccoons and not squirrels. The raccoons displaced a lot of the insulation material from the ceiling in the parking area in Building B, next to the recycling bins. The area has been enclosed with metal mesh in order to prevent the raccoons from entering the area and destroying the insulation.

Assured was on site on April 8, 12, 27 and 28<sup>th</sup> to work on the raccoon problem. At the same time, they installed a trap for the squirrels moving around the roof in connection to suite SL70 and SL71.

Assured was able to complete the work to do with the squirrel problem for SL335. The area has been closed in order to prevent squirrels or small animals from getting into the window area and the roof.

- 4.4.3 Corona Plumbing & Heating is trying to schedule a water shut off date and time for Building B, 7531, to work on the first floor, outside the Lounge, due to some water pipes that need checking and repairs. Once Corona confirms, we will send the notification for the water shut off date and time.
- 4.4.4 RDH is preparing a quote and proposal to fix the bulge on the Building B, roof.

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- 4.4.5 A door knob was replaced on the door in the second-floor stairwell in Building A, 7511, because the whole thing fell apart locking the door which blocked access from the staircase.
- 4.4.6 The roof was inspected and cleaned up after several rainfalls to ensure water doesn't build up high enough to cause a water leak.
- 4.4.7 Inaccessible windows and skylights were washed by Glean. They also power washed the pathways around Cypress Point.
- 4.4.8 This year, Strata Council is looking into power washing the parking stalls and the garbage rooms. The company will give us a date within the next week or so for the power washing. On the power washing day, we will need all the cars to be out of their parking stalls for the day.

#### **4.5 Shared Facilities**

##### **4.5.1 Games Room**

The Games Room can be booked to a maximum of its capacity 12 people per session.

There is no fee to use the facility, but a \$100 damage deposit is required. If you are an owner and would like to use the room, check the availability with the office. You will need to bring the deposit and fill out a form to secure your place.

If you are a tenant you will have to take one extra step, which is to obtain written permission from the owner of your suite, which can be emailed to the office before booking the room.

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#### 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.

The Lounge room as been rented 5 times during the month of April 2022.

#### 4.5.3 Exercise Room

The exercise room can operate at the normal capacity. The exercise room is not large and can accommodate 6 to 8 participants.

Thank you to you for keeping the exercise room in order and clean.

Thank you as well to the team cleaning the exercise room every week.

#### 4.5.4 Pool

The pool area has been power washed for the season and is being scheduled for an inspection and opening on May 14th, 2022. Please find attached, the rules regarding the pool for the 2022 season.

The hot tub is under investigation for a possible leak and, as yet, is inoperative. We will know in the next week if the hot tub will be open for the season or if something else needs to be done.

#### 4.6 Bylaws

Council would like to invite you to visit the Cypress Point website:  
<https://cypresspointstrata.github.io/> under Bylaws NW2050 Bylaws Dec 04, 2018.pdf

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

5. **NEW BUSINESS**

5.1 The fire alarm went off three times in Building C.

One time was due to smoke in a resident's kitchen. The front door was opened to get rid of the smoke which then set off the alarm for the whole building. If your suite has accidental smoke from food, please make sure to open your windows and/or sliding glass door, **but not** the hallway door. Strata Council does not recommend the burning of candles.

The other two times was due to the light fixture above SL84. The fixture wasn't properly done during the LED upgrade, the bad contact melted the socket. We are waiting for parts from the supplier. The ballast needs to be replaced and once the parts are available the electrical contractor will schedule the repairs.

Strata Council would like to thank SL99 and SL87 for always helping in these emergency situations, calling the fire department, checking the building and providing good information to the office.

5.2 Strata Council would like to remind the owners to properly store the hose after you finish washing your vehicle in the car wash. Kindly make sure you remove all your cleaning items before you leave the area in order to keep it clean and tidy for the next person. Thanks to all the people who always tidy up after themselves keeping the area organized.

5.3 Strata Council would like to thank SL96 for volunteering during the Annual General Meeting, to look into the electric cars and the charging procedure, installation and what it means for Strata in the near future. Strata is looking for volunteers who would like to work together with SL96 to make a plan for Strata. If you would like to be part of this new and exciting change, please send an email to the office with your information.

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**6. OLD BUSINESS**

- 6.1 West Coast has finished working on deficiencies and we are waiting for the screens to be installed.

**7. CORRESPONDENCE**

**Incoming:**

An email from SL68 seeking clarification on the responsibility of Strata in regards to the blinds, hardware and installation for the window replacement project.

**Outgoing:**

- Dear Owner,

Thank you for your email. We would like to take this opportunity to address your concerns.

The BC Strata Property Act states the Strata Corporation's responsibility with regard to repair and maintenance of common property and common assets.

Strata Property Act - Part 5 Property - 72 Repair of property

[https://www.bclaws.gov.bc.ca/civix/document/id/complete/statreg/98043\\_00](https://www.bclaws.gov.bc.ca/civix/document/id/complete/statreg/98043_00)

The old wooden framed windows in our 40+ year old building structure needed to be upgraded with new modern replacements. The windows and related framework structure were replaced and rebuilt in a manner that meets building code and the original building drawings.

The Strata Corporation is not responsible for any related interior decorative elements that an owner previously installed. This includes any type of window coverings. Any owner who wanted to reuse the window coverings they had previously installed could have saved them for reuse on the new windows.

Although not obligated, the Strata Council made many inquiries to see if it would be possible to get a price break for each owner on a bulk order of window blinds. Unfortunately, this did not work out because there are too many differences in window configurations and sizes.

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You may purchase any window covering that meets your budget and decorative choices. However, the exterior facing colour must address the Cypress Point Strata Plan NW2050 bylaws as noted below:

**4.20** - A resident must ensure that **only white** or **cream solid colour** window coverings are visible from the exterior of the owner's strata lot.

Sincerely,  
Strata Council  
Strata Plan NW2050

- April 14, 2022

Dear Owners:

I hope this email finds you well

Over the past few months, we have been trying to get concrete information to pass along to you regarding the custom -made blinds from Euroline. We were hoping that if there were enough owners interested in ordering blinds that we would be able to place an order as a group and be given a preferred price that was affordable but, unfortunately, that is not the case

A few weeks ago, we were invited to the Euroline show-room to meet with Renovation Design Consultant, Jeremy VanDiermen. He showed us samples of the blinds and how to operate them. After the meeting, he said he would get back to us with price ranges for the different window-styles that were installed in our buildings

Yesterday, we received information regarding the prices for the different styles of windows. We are realizing now that although the blinds are different and beautiful, they are far more expensive than we thought they would be as the blinds are manufactured in Germany. Also, they will take 4 - 6 weeks to be installed once ordered.

The cheapest price for the blinds is between \$800.00 to \$1,500.00 depending on what window style and type of material is chosen. For example, to order black-out blinds for a smaller bay window assembly, the price would end up being approximately \$1,200 and for the larger bay approx. \$1,500

After reading this email and watching the video, if you are still interested in the Euroline blinds, Strata Council would like to suggest that you make an appointment with Jeremy VanDierman (T 604-940-8485 or C 604-613-4599) to visit the Euroline showroom in Delta (7620 MacDonald Road, Delta, B.C.).



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Otherwise, we would suggest that you check with other local blind companies in the Lower Mainland to see what they have to offer.

At this time, if there is anything, we can do to make the process easier, please let us know.

- From two owners:

Triple A blinds on Bridgeport were installed just a week after the consultation. The amount paid just over \$400 for both windows in her living room and the bay window in the bedroom.

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**Budget Blinds** was just the aluminum blinds and the cost for the bay window, the balcony door and the glass sliding door in my bedroom was **\$1,389.15**.

**King Blinds** (same size order – but with Zebra blinds) came to **\$997.50** (including installation and taxes) Installation done within 7 days.

**Keep in mind this amount is including the bay windows, the balcony door and glass sliding door in the bedroom!**

\*\*Zebra blinds are one panel is sheer linen then a panel below that is solid material and this alternates throughout the blinds.

You can move the blinds up and down so there is all material for privacy or half sheer and half material and still get some light coming inside, or completely pull the blinds up.

King Blinds came to my unit and demonstrated the Zebra blinds!! They really do look nice!!!

**Parking stalls:** More letters will go out to your suite if you have not responded to the cleaning of your parking stall. Kindly make sure your parking stall is clean and no oil is dripping onto the cement from your vehicle.

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**8. FINANCIALS**

Accounts Receivable as of May 10, 2022

SL20 \$4,345.17

SL34 \$1,504.29

Fund review as of December 31, 2021, and January 30, 2022:

	<b>February 2022</b>
Contingency Fund	430,654.32
Special Levy Fund	56,797.49
Re-piping Fund	46,067.43
Exterior Building Fund	58,251.52
Future Remediation Fund	243,411.48
<b>Net Income Current Year</b>	<b><u>-3,512.65</u></b>
<b>Owners' Equity</b>	<b>831,669.59</b>

9. **MEETING ADJOURNED:** 7:43 pm

10. Next Strata Council Meeting May 25 2022 at 6:30 pm

### **CYPRESS POINT POOL RULES AND REGULATIONS**

For safety and enjoyment of users of this pool facility and in compliance with the Municipality of Richmond Public Health Regulations, the following rules and regulations must be complied with.

(OFFENDERS WILL BE DENIED USE OF THIS AREA).

NO PERSON SHALL ENTER THIS POOL WHO:

1. Has not had a cleansing shower
2. Is obviously ill
3. Has open wounds or sores
4. Is wearing a bandage
5. Has sore or infected eyes
6. Has discharging ears or nose
7. Is not wearing clean or proper bathing attire (cut-offs are not permitted)
8. Is intoxicated
9. Has no visible swimming tag attached to swimwear
10. Is under 14 years of age unless accompanied by an adult (19 or older)

NO PERSON SHALL IN THE POOL AREA:

11. Eat or drink
12. Carry glass containers of any kind
13. Push or run in the pool area
14. Wear swim fins or any other like equipment
15. Swim alone
16. Swim other than within the posted hours of the pool
17. Behave in a boisterous or belligerent manner
18. Use radios or any other sound reproducible equipment

CHILDREN

- ❖ Huggies or Pampers are not acceptable swimwear. Cloth diapers with a plastic pant or 'Little Swimmers' are acceptable by the Richmond Board of Health
- ❖ Children under 14 may not use the spa or pool without an adult (19 years of age or older) in attendance.

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❖ Children's Hours are: 10:00 AM to 12:00 NOON and 3:00 PM to 8:00 PM

**NOTE:** NO LIFEGUARD ON DUTY, SWIM AT YOUR OWN RISK!!

Green or orange pool tags must accompany all users of the pool/spa.

**Pool hours of operation**

8:00 AM to 11:00PM

Children's Hours (under 19) 10AM to 12noon and 3PM to 8PM