

STRATA PLAN NW 2050
Strata Council Meeting
Wednesday, June 20, 2018
Minutes

1. **PRESENT:** Gordon Farrell Joanne Parkinson
 Billy Leung Cyrus Pun
 Linda McLaren Audrey Montero
 Carole Borthwick

REGRETS: Lindsay Armstrong

2. **CALL TO ORDER:** 6:40 pm

3. **ADOPTION OF MINUTES**

May 30, 2018 Minutes approved by email.

4. **COMMITTEE REPORTS**

4.1 **Social**
No reports

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4.2 Grounds and Gardening

4.2.1 Landscaping

Wally Taylor Ltd. Landscaping Company continues their routine work on the gardens. Council is not happy with how the gardens are looking and are wondering if more time is required or we need to hire more experienced landscapers. The administrator is setting up a meeting with Mr. Taylor to see if the problem can be rectified or if Cypress Point has to move to a new company.

Council would like to thank Pamela Morais, owner in Building B, who has volunteered to take over the care of the flower pots around the building entrances.

Council would like to thank Gael Smellie for watering the plants in some areas around Building A, B, and C where the sprinklers can't easily reach.

Bartlett Tree Experts Company was on site assessing the trees and their care:

Tree and shrub work: Prune Norway Maple located at the front of 7511. Prune Plum located at the front of 7511. Prune two Cedars located at the front of 7531. Prune Birch located at the front of Building. Prune Birch located at the Southeast corner of Building C. Prune climbing vine located at the Southeast corner of Building B. Remove the entire vine from the side of building, dig out the root ball so it does not re-occur.

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4.3 Fire & Security – Block Watch

Council kindly invites you to visit the following links with information on Block Watch.

Criminal Activity Map: <http://csgeo.city.richmond.bc.ca/>

Richmond Block Watch:

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

Richmond RCMP News Releases:

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

NEW Emergency Preparedness workshop

More information on the RRC program and REMO can be found by visiting www.richmond.ca/emergency or emailing emergencyprograms@richmond.ca

4.4 Maintenance

- 4.4.1 The carpets were cleaned on Building A, B, and C at the beginning of the month. Due to wear and misuse by some residents, the carpets do not look their best. Kindly remember to double bag your garbage in order to avoid dripping on the carpet. If an accident happens, please clean it up.
- 4.4.2 Assured Pest Control reported that they captured a few squirrels in Building B, and C. According to the owners who were being bothered by the squirrels, all has been quiet since then. Assured Pest Control reports that one cage is missing and possible charges will be sent to Strata. We kindly request that residents do not touch or remove the cages around the buildings.

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- 4.4.3 A leak in the parkade of building B was reported on June 7, 2018. Water was coming from one of the suites. Corona Plumbing was on site but could not determine the cause of the leak at the time. If you think there has been an accident in your suite that could lead to water coming down somewhere kindly report it to the office. It will save Strata from being charged trying to determine the cause of the leak.
- 4.4.4 A second leak was reported in the parkade of Building A. Corona Plumbing Company was on site and fixed the blocked pipe. Kindly remember to dispose food residue in the garbage and **NOT** down the kitchen sink. When food or grease gets poured into the sink it eventually collects somewhere in the drain pipe causing a blockage which can cause kitchen sinks in many suites to back up and not drain properly.

Shared Facilities

4.5 Shared Facilities

4.5.1 Exercise Room

Council received a quote from Fitness Town for the elliptical machine that is broken. The quote for the repair is \$362.17. Council approved the repairs of the machine. The damage to the elliptical was caused by mistreatment of the machine. Remember we are a community and our actions, good or bad, affect a lot of people.

4.5.2 Lounge Pavilion

Council would like to thank Cheryl Jones, Joanne Parkinson, and Norma Garroway for volunteering their time to check the lounge after the rentals.

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4.5.3 **Pool and Hot Tub**

A few repairs are scheduled for the pool rooms in accordance with the recommendations of the health inspector. New shelves are to be installed in order to keep the room organized. The pool cleaning chemicals need to be separated and the rusted pipes in the room are going to be replaced. The electrical panel is old and needs to be replaced. The hot tub wasn't working for a few days due to an electrical problem but is up and running again.

5. **NEW BUSINESS**

6. **OLD BUSINESS**

- 6.1 A car parked in Building B without insurance was towed on June 7, 2018. Remember to keep the insurance of your vehicle up to date for safety reasons and, as stated in the bylaws, no car can be parked indoors or outdoors without proper insurance documentation.

Private passenger automobiles and/or motorcycles in a mechanically sound and drivable condition only, shall be parked on common property within designated assigned spaces and no more than one such vehicle shall be parked in any one designated parking space without prior approval of the Strata Council. No motor vehicle, trailer, boat or equipment of any kind shall be driven on any part of the common property other than on driveways without the approval of the Strata Council and no Owner vehicle shall be parked in any owner spaces or other visitor or guest spaces. **All vehicles parked on common property must be currently insured.**

- 6.2 Kindly remember visitor's parking is allocated for visitors. Residents need to park in their designated parking stall.

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6.3 Update on the fire January 25, 2018

We are still waiting for the City of Richmond permits in order to continue with the repairs in the suites on Building B 7531.

7. **CORRESPONDENCE**

Incoming:

8. **FINANCIALS**

- a. Accounts Receivable as of May 13, 2018 was \$2,364.10 involving 2 owners.

SL86 \$100.00
SL20 \$2,264.10

- b. Woodridge Shared Facility financials were received for June, 2018.

Contingency Fund	293,807.12
Special Levy Fund	5,839.03
Repiping Fund	62,237.57
Exterior Building Fund	20,326.05
Future Remediation Fund	319,572.57
Total Funds	701,782.34
Current Year Surplus	<u>15,310.90</u>
Total Owner's Equity	717,093.24

9. **MEETING ADJOURNED:** 8:55 pm

10. **NEXT MEETING:** Wednesday July 25, 2018