

STRATA PLAN NW 2050
Strata Council Meeting Minutes
Wednesday, March 30, 2022

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

REGRETS: Lindsay Armstrong
 Murray Thompson

2. **CALL TO ORDER:** 6:39 pm

3. **ADOPTION OF MINUTES**

Monday, February 23, 2022 Electronic Council Meeting Minutes were approved by email.

4. **COMMITTEE REPORTS**

4.1 **Social**

No reports at this time.

4.2 Grounds and Gardening

4.2.1 Landscaping

Yamato Landscaping Inc. is getting prepared for the spring season, planting and replanting items around the Cypress Point gardens. Yamato will also be working on the gardens around the pool in preparation for the pool season.

4.2 Block Watch

Richmond Block Watch is now on Facebook

Please click on this link 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 West Coast was on site on February 16th, 2022 in order to conduct a water test at the base of the brick wall to determine the source of ingress, on the south east corner of Building A, 7511. Following the testing, West Coast provided a quote for addressing the problem for a total of \$20,238.78. Strata Council is waiting for two more quotes for comparison.



Building A, 7511 South East Corner

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- 4.4.2 Assured Environmental, the pest company serving Cypress Point, has been actively trying to capture squirrels around the buildings. Buildings B, SL70 and Building C, SL87 and SL100.
- 4.4.3 Corona Plumbing & Heating investigated water leaking into SL34 from SL48. Corona opened the ceiling in SL34 and found the problem inside the ceiling below SL48. The repairs are still pending, as we are waiting for Corona & Heating to schedule us to complete the repairs.
- 4.4.4 Corona Plumbing & Heating was called to investigate water leaking from the third floor in Building C, into the second floor SL91 and the first floor SL80. Canstar Fire & Flood Restoration was contacted in order to begin the emergency restoration of the hallway walls on the first and second floors. Some work was also done on the third-floor hallway wall in the building. The work is scheduled to be completed by Canstar Restoration on April 8, 2022. The repairs are ready for Corona Plumbing to complete the job of replacing the drain pipe in the third-floor ceiling which they will schedule as soon as they have an opening.
- 4.4.5 50 garage door remote controls were purchased. To cover the price of the remote controls, taxes and delivery charges, the new price for each remote will be \$60.00.
- 4.4.6 An old office chair was left in the lobby of Building A 7511. We kindly remind you that by leaving items around the building you are committing a bylaw infraction. **All owners** have to pay for **your** chair to be disposed of properly.

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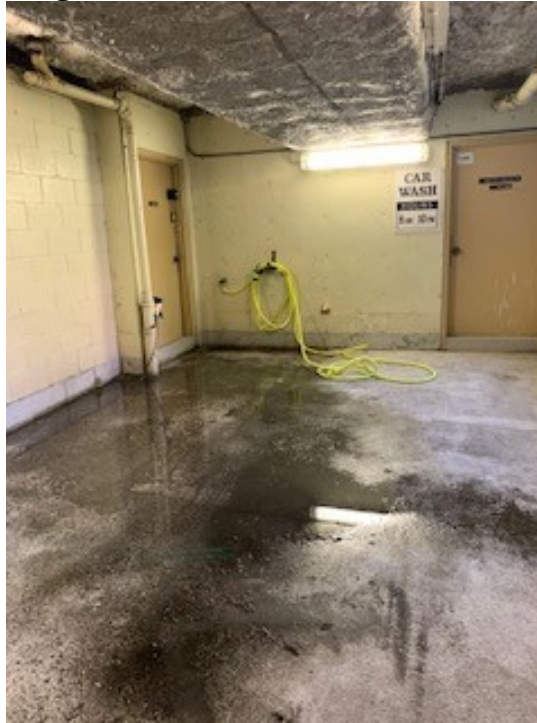
Chair left in the lobby Building A.

- 4.4.7 A blue upholstered armchair was left in front of Building A. Another example of a bylaw infraction and an unjustified expense to all owners in Cypress Point.



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- 4.4.8 Strata Council would like to thank the owners using the car wash for keeping it tidy and returning the water hose to the storage position. It looks better and the equipment will last longer.



Car Wash hose waiting to be properly stowed

- 4.4.9 Strata Council has acquired many automotive drip trays made of durable polypropylene that are designed for containing leakage from vehicles. The trays can be cleaned out periodically and continuously reused providing a cleaner and more appealing look to our parking areas. You may purchase the automotive drip tray from the Strata office for \$20.00.

Strata Council has also purchased mats you can place under the car that are wider and flatter that may be a better option for some owners. They are for sale in the office for \$20 each.

An excerpt from the Strata Plan NW2050 Bylaws is as follows:

Vehicles

4.21 a resident must not park anything on common property except a private passenger automobile and/or motorcycle which:

- (a) is parked within a space assigned to the resident
- (b) is in a mechanically sound and drivable condition
- (c) is currently and visibly insured, and
- (d) does not visibly leak oil or other automotive fluids

4.22 A resident or visitor must not use a parking stall for storage items other than a vehicle or vehicles as allowed by bylaw 4.21.

4.23 A resident using a parking stall is solely responsible for clean-up of, and any liability arising from, leakage of oil or other automotive fluids in the parking stall.

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 an emailed to the office before booking the room.

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4.5.2 **Lounge**

The lounge can now be booked. 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.

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.

Strata Council would like to thank SL32 for the constant interest and help within the gym. It has once again volunteer to clean the paint in the mats. Thank you for your cooperation and contribution to your community.

4.5.4 **Pool**

The pool is being prepared for the inspection scheduled for the middle of April 2022. We will be able to provide more concrete information in the Strata Council Meeting Minutes for the month of April 2022.

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

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

5. **NEW BUSINESS**

SL65 has requested that no more work be conducted in their suite regarding the window replacement project. West Coast management has provided a summary of the work completed in SL65.

Please find attached Atlas Apex Roofing service report from January 25 & 26, 2022.

Strata Council would like to thank SL46, SL48 and SL61 for lending their parking stalls for 8 months while West Coast was using the stalls for securing the materials for the window replacement project. Strata Council understands the inconveniences you had along the way and we are grateful to you. Thank you.

6. **OLD BUSINESS**

6.1 West Coast has been working on deficiencies for the installed windows so that RJC can perform an inspection for their final approval. Some window screens are still pending installation. They are being remanufactured due to incorrect measurements. Strata Council is planning to provide information regarding the blinds after all other deficiencies are addressed.

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7. CORRESPONDENCE

Incoming:

- 7.1 Strata Council received a quote for electrically openable Velux skylight units supplied and installed for the price of \$4,500 plus tax. Council consulted and decided to defer a decision about this quote until later on as there are more urgent matters to attend to around Cypress Point.

SL337 and SL103 reported damaged skylights in their suites. Quotes are being assemble to replace the broken skylights.

Outgoing:

8. FINANCIALS

Accounts Receivable as of March 15, 2022

SL20 \$3,851.59
SL34 \$501.43

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

	December 2021	January 2021
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
Net Income Current Year	<u>49,625.37</u>	<u>-2,471.90</u>
Owners' Equity	1,010,003.90	816,660.20

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9. **MEETING ADJOURNED:** 7:41 pm

10. Next Strata Council Meeting April 27, 2022.