

STRATA PLAN NW 2050
Strata Council Meeting
Wednesday, September 26 2018
Minutes

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

REGRETS: Cyrus Pun

2. **CALL TO ORDER:** 6:30 pm

3. **ADOPTION OF MINUTES**

July 13, 2018 Council Meeting Minutes approved by email.

4. **COMMITTEE REPORTS**

4.1 **Social**

The volunteer party has been scheduled for Sunday October 21, 2018. If you have been volunteering around Cypress Point, please save the date. Details to follow.

4.2 **Grounds and Gardening**

4.2.1 **Landscaping**

Yamamoto Landscaping Ltd., has been working with Strata NW2050 since the middle of August 2018 as approved by Council. The landscaping company is providing weekly service to the lawn and gardens. They are scheduled to be on site on Tuesday mornings.

Burnaby Irrigation Ltd. came at the end of July 2018 and did an assessment of the irrigation system. The company came back at the end of August to fix sprinklers and upgrade all water heads for better water coverage around the gardens.

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Council would like to thank Pamela Morais for her continued help with the flower pots around Building A, B, and C. as well as her help around the gardens.

4.3 Fire & Security – Block Watch

Richmond Block Watch is now on [Facebook](#).

Please click on the link www.facebook.com/richmondblockwatch and like our page to keep up with all the goings on at Richmond Block Watch.

4.4 Maintenance

4.4.1 Aberdeen Locksmith has serviced several doors in the past months which were not closing properly or that had been damaged. The weather in some cases was a factor for changes in doors not closing properly. Being too cold or too wet can lead to changes in how the doors perform. Please help by making sure the door closes securely after you when entering or leaving the building.

4.4.2 Thank you to Lindsay Armstrong and Stella Au for reporting the odor in the stairway from the lobby in Bldg. B, on the right hand side when walking towards the elevator. Shirley our building cleaner, has been working on it and we had to have the carpets cleaned in the area.

Please be extra careful when taking garbage and recycling down to the bins. Double-bag if necessary to make sure no liquid falls onto the carpets.

4.4.3 Assured Pest Control has been scheduled to investigate a few mice issues in suites in Building B 7531

4.4.4 The light bulbs by the visitors parking were replaced on September 11, 2018.

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4.5 Shared Facilities

4.5.3 Games Room

Nothing to report at the moment.

Lounge

Both doors in the lounge were serviced by Aberdeen Locksmith. The door leading to the outside and the door leading to the hallway on the first floor.

Council would like to thank SL07 for volunteering to fix the carpets in the stairwell next to the lounge. You did a great job on the repairs and saved owners some money!

Pool

Replacement of the electrical panel controlling the pool area, hot tub and main pool has been scheduled for October, after the pool closes for the season. As we mentioned in the last Council Minutes, the electrician found a problem in the electrical panel that interferes with the hot tub operation. It looks like one of the breakers had a loose 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 the panel needs to be replaced which will cost \$1,400.00

The pool will be closing for the 2018 season on Sunday, September 30th, at 11 pm.

The pool will be checked for deficiencies and it will be deep cleaned during the month of October 2018.

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4.6 Bylaw Committee

Nothing to report at the moment.

5. NEW BUSINESS

- 5.1 On August 9, 2018 water damage from a malfunctioning washing machine on the first floor of Building A, was reported. The same night an emergency crew was on site to deal with the water damage. The damage amounted to approximately \$5,000 and involved two suites and the hallway on the first floor. The Strata's insurance company is involved as well as two other insurance companies from the affected suites. The repairs are almost completed.
- 5.2 Wednesday, October 17th, 2018 has been scheduled for the chimney inspections. If you have a chimney that requires inspection you will be receiving an email with details regarding the schedule for that day.
- 5.3 The Annual General Meeting has been scheduled for Tuesday, December 4, 2018 at 7 pm. Please mark it on your calendars. Details to follow.
- 5.4 Council has received several quotes to replace carpets in Bldgs. A, B and C but have voted to defer going any further with these proposals, at this time, because it has come to their attention that the main water piping, especially in Bldg. B, must be replaced as it is failing.

6. OLD BUSINESS

- 6.1 Council would like to thank many of the owners who cleaned up the oil in their parking stalls. A few owners have already purchased the oil tray receptors. The oil tray receptors are available at the office for the cost of \$20.00. Letters of reminders and/or fines are being sent to owners whose stalls are still showing signs of oil under their cars.
- 6.
- 6.2 In Building B, work continues in the suites affected by the fire and water damage that occurred on January 25, 2018. The work is scheduled to be finished by the end of October and Barclay hopes that the inspections will be successfully completed by the first week of November, 2018.

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7. CORRESPONDENCE

A request was received from the owners of SL92 to replace the flooring in their apartment.

Correspondence was received from owners of SL27 about the owners of S07 performing renovations outside of the hours stipulated in the bylaws. For future clarity, Council voted to create a “Renovation Application Approval Form” that owners will have to fill out and sign before they begin work in their suites. This will ensure that owners have read and signed off about understanding the bylaws regarding work times and potential fines.

A request was received from the owners of SL33 to replace the flooring in their apartment.

A request was received from the owners of SL78 for an Open House, September 29 & 30, 2018 from 2-4 pm which was voted on and granted by council.

Outgoing:

8. FINANCIALS

The average amount for the replacement of the carpets in Building A, B, and C taxes included is as follows:

Building A	\$33,000
Building B	\$32,000
Building C	\$41,000

- a. Accounts Receivable as September 11, 2018

SL92 \$60.00	SL76 \$ 299.25
SL86 \$70.00	SL20 \$2,887.85
- b. Woodridge Shared Facility financials were received for July and August, 2018.
- c. Cypress Shared Facilities for July 2018 were issued.
- d. Approval of Cypress Point July 2018 financials.
- e. Fund overview as July 31, 2018.

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Contingency Fund	272,529.45
Special Levy Fund	5,868.57
Repiping Fund	63,154.58
Exterior Building Fund	22,937.44
Future Remediation Fund	343,766.68
Total Funds	708,256.72
Current Year Surplus	<u>20,081.24</u>
Total Owner's Equity	728,337.96

9. **MEETING ADJOURNED:** 9 pm

10. **NEXT MEETING:** October 24, 2018