

Cypress Ridge – Strata Plan LMS 4529

Council Meeting Minutes

Monday, April 4th, 2016

Location: Clubhouse

The Meeting was called to order at 7:05 pm.

PRESENT

President: Joanna Cossey
Treasurer: Ian Thompson
Secretary: Keith D'Costa
Landscaping: Leslie Guha
Members: Gord Dale (Maintenance)
Brendon Vining (Maintenance)

Davin Management Ltd. Tyson Wheeler

ADOPTION OF PREVIOUS MEETING MINUTES

It was Moved/Seconded/Carried (M/S/C) to adopt the minutes from the previous meeting of February 15th, 2016 as circulated.

FINANCIAL REPORT

It was M/S/C to adopt the Financial Statements to February 2016 as prepared.

BUSINESS ARISING FROM PREVIOUS MINUTES

Annual Fire Inspection Deficiencies – It was agreed to obtain a revised quote with the required common property deficiencies that the Strata Corporation is responsible for. This does not include smoke detectors – these are each owner's responsibility to replace for their unit. Owner's are advised that if the smoke detectors in their unit are 10 years or older, they need to be replaced with a Kidde 12060 replacement detector. Owners can contact Active Fire at 604-590-0149 to schedule a replacement.

Visitor Parking – Owners are not permitted to park in visitor parking. Please ensure your visitors display a visitor parking pass – if you do not have one, please contact Council. The bylaws of Cypress Ridge state: "*Visitor Parking may not be used for vehicles registered to residents except on a short term basis. Two (2) passes will be issued per unit and must be displayed on vehicles using visitor parking. The Enforcement process is as follows:*

- a) *First Offence – warning under wiper;*
- b) *Second Offence – Letter mailed from management company;*
- c) *Third/Future Offences – A fine and the vehicle may be towed without notice at the owner's expense".*

Parking – A reminder that no portion of the vehicle is to overhang the apron – this obstructs the fire lane and roadway for emergency vehicles. Several letters have been sent to units violating parking bylaws and rules (no fines have been issued yet).

Stairway/Walkway – A quote was reviewed to rehabilitate the stairway, and it was agreed to attempt to negotiate the quote lower with the contractor.

Landscaping – Landscaping with the new contractor seems to be going well. They do not believe the full soil top up which quotes were obtained for is necessary, and have proposed a scaled down version at a much lower cost. This will be looked at in more detail by Council.

Garage Door Repairs – Several units will have panels replaced and be required to repair panels damaged by vehicles.

Please note that the garage door motor, tracks etc are the owner of the unit's responsibility to maintain and repair.

Use of Property Complaint – Council continues to receive complaints regarding a unit whose occupants have been causing problems with their use of common property. A warning letter has been sent, and further fine letters will now follow. A reminder to owners that the bylaws state: "*3 (1) An owner, tenant, occupant or visitor must not use a strata lot, the common property or common assets in a way that*

- (a) causes a nuisance or hazard to another person,*
- (b) causes unreasonable noise,*
- (c) unreasonably interferes with the rights of other persons to use and enjoy the common property, common assets or another strata lot,*
- (d) is illegal,"*

NEW BUSINESS

Clubhouse Electricity Costs – It was noted that the Hydro bills for the Clubhouse seem abnormally high, and BC Hydro will be contacted by members of Council to investigate further. Owners are asked to ensure lights are out and that each individual heat register is turned off after each event and before leaving the Clubhouse.

Basketball Hoop – The basketball hoop will be removed due to continued misuse by a unit.

Summer Social Event – A summer social event is being planned for June 18th – more details will follow from Council.

Gutter Cleaning – Quotes will be obtained for gutter cleaning of the entire complex.

Deck Cleaning – A reminder that decks must be cleaned by May 31st – please take the time to clean yours. Decks not cleaned by this date will be cleaned by the Strata with costs associated charged back to the unit.

There being no further business, the meeting was adjourned at 8:54 pm.

The next meeting is scheduled for May 16th, 2016 at 7pm at the Clubhouse.

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