

# Cypress Ridge – Strata Plan LMS 4529

Council Meeting Minutes  
Monday, October 17<sup>th</sup>, 2016  
Location: Clubhouse

The Meeting was called to order at 7:00 pm.

## **PRESENT**

President: Joanna Cossey  
Treasurer: Ian Thompson  
Landscaping: Leslie Guha  
Maintenance: Gord Dale  
Zach Hollett  
Davin Management Ltd. Tyson Wheeler

## **ABSENT**

Secretary: Keith D'Costa

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## **ADOPTION OF PREVIOUS MEETING MINUTES**

It was Moved/Seconded/Carried (M/S/C) to adopt the minutes from the previous meeting of September 19<sup>th</sup>, 2016 as circulated.

## **FINANCIAL REPORT**

It was M/S/C to adopt the Financial Statements to August 2016 as prepared by Davin Management Ltd.

## **BUSINESS ARISING FROM PREVIOUS MINUTES**

***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”.*

***Bylaws*** – Bylaw review is ongoing and the final version will be presented for owners to vote on at the AGM.

***Path Railings*** – This item is ongoing.

***Parking*** – If you have contractors or service vehicles working in your unit, and the service vehicles are too big for one parking spot, please notify Council so they are aware which unit the vehicle belongs to should it need to be moved.

***Landscaping*** – The landscapers continue working on catch up. An arborist quote for minor tree trimming has been received and will be considered for spring.

***Clubhouse Electricity Costs*** – This has been investigated and is ongoing, but it appears that everything is functioning as it should with no apparent cause for the higher bill.

***Garage Door Repairs***– These have now been completed.

## **NEW BUSINESS**

***Correspondence*** – An appeal for a speeding fine was reviewed and it was agreed that due to the evidence presented from ICBC, that the fine would be reversed.

A letter will be sent to a unit regarding a temporary fence that must be removed.

A request from a unit to rent was approved pending submission of a Form K.

**Gutter Cleaning** – A quote will be obtained for winter gutter cleaning. Caulking and repair of leaky gutters is dependent on dry weather and will be scheduled after the cleaning when we have a dry patch of weather, potentially in the spring.

**Strata Corporation Insurance Renewal** – It was M/S/C to renew the Strata Corporation's insurance for the coming year. There has been no increase in premium this year and funds will be borrowed from CRF to avoid a financing charge, and re-paid over the coming year.

**Parking Challenges on River Road** – The City has confirmed that once construction is completed on these houses, 'no parking' signs will be installed.

**AGM** – A draft budget and agenda were reviewed for the AGM, and the AGM is being planned for November 29<sup>th</sup>. A separate notice of meeting will be sent to all owners prior.

There being no further business, the meeting was adjourned at 8:25 pm.

The next meeting will be the AGM on November 29<sup>th</sup>.

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