

# Cypress Ridge – Strata Plan LMS 4529

Council Meeting Minutes  
Monday, January 14<sup>th</sup>, 2019  
Location: Clubhouse

The Meeting was called to order at 7:05 pm

## PRESENT

President/Social Committee: Keith D’Costa  
Vice-President: Laura Mills  
Treasurer: Jaideep Sethi  
Secretary: Andrea Nikas  
Landscaping: Leslie Guha

## REGRETS

Gord Dale

Davin Management Ltd: Candice Egersperger

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## ADOPTION OF PREVIOUS MEETING MINUTES

It was **Moved/Seconded/Carried (M/S/C)** to adopt the minutes from the previous Council meeting of November 5<sup>th</sup>, 2018 as circulated.

## FINANCIAL REPORT

It was **M/S/C** to adopt the Financial Statements up to and including November, 2018 as prepared by Davin Management.

**Accounts Receivable** – Council reviewed the Accounts Receivable Report as of January 14<sup>th</sup>, 2018. Several units have an outstanding balance, and will be contacted to collect funds.

## BUSINESS ARISING FROM PREVIOUS MINUTES

**Cedar Trees**—Council had discussed the quote for the removal of dead cedar trees and the planting of new ones. Council has decided to wait monitor these for the time being and review again in the Spring.

**TELUS Alarm Monitoring Line**—TELUS has approved the credit for the months paid where the phone line was not working. They have also credited Strata for the City of Surrey bill regarding the false alarm that brought the fire department to the complex. The credit will show on the TELUS account.

**Gutter Cleaning/Grates**—The Gutter cleaning has been completed for the season. They have also cleaned out four grates that were not properly draining.

**Fire Inspection**—A second fire inspection was completed for the units that were not able to provide access in the first scheduled inspection. The cost associated with the second fire inspection was charged back to the units.

## Correspondence

Council reviewed correspondence received as follows:

- An email from an Owner expressing their concerns towards a vehicle in the visitor parking stalls. Council will continue to monitor this.
- An email from an Owner requesting to install a security camera on their common property. Council has approved this alteration and requires the Owner to sign an alteration agreement. Council has specified that the security camera must not directly face another unit. Council will be looking into adding a bylaw allowing security cameras on common property in the future.

Council reviewed correspondence sent as follows:

- A warning letter sent to an Owner in regards to washing a vehicle in cold weather.
- A warning letter sent to an Owner regarding a noise bylaw infraction.
- A warning letter sent to an Owner regarding an illegal rental of a basement suite and installation of a secondary kitchen. Council will be requesting to inspect the unit.
- A fine letter sent to an Owner in regards to a bylaw violation of parking in the fire lane.
- A letter sent to an Owner in regards to altering common property without Council's permission.
- A letter sent to several Owners informing the amount owed for the second fire inspection.

### **New business:**

**Christmas Lights**—Council would like to remind all Owners to have their Christmas lights removed by January 31<sup>st</sup> 2019 as per bylaw 5 (K),

**5 (K) "Festive/decorative lights and decorations are permitted one month prior and fourteen days after the end of a specific generally recognized celebration."**

There being no further business, the meeting was adjourned at 8:35 pm.

The next scheduled Council meeting will be scheduled for **February 11<sup>th</sup>, 2019 at 7:00pm** in the amenities building.

These minutes have been approved by Council.

### **Property Manager Info**

Candice Egersperger

Strata Manager

Extension: 223

[Cegersperger@davinltd.com](mailto:Cegersperger@davinltd.com)



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**Cypress Ridge Website:** Please note that Strata Corporation notices and minutes are posted to the Strata website at <http://mycypressridge.ca/> – LMS 4529 Bylaws are available on line as well.

**How to Contact Strata Council** – Please contact your Strata Council at [cypressridge@gmail.com](mailto:cypressridge@gmail.com). Owners are welcome to attend and observe regular Council meetings that are held monthly, however please ensure to contact Davin Management a minimum of one week prior to the meeting so that Council will know to expect you.

Please keep these minutes with your strata lot records. You will need to provide them to your realtor when you sell your strata lot. There will be a charge for copies.