

# Cypress Ridge – Strata Plan LMS 4529

Council Meeting Minutes

Monday, April 29<sup>th</sup>, 2019

Location: Clubhouse

The Meeting was called to order at 7:02 pm

## PRESENT

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

## 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 March 11<sup>th</sup> 2019 as circulated.

## FINANCIAL REPORT

It was **M/S/C** to adopt the Financial Statements up to and including March, 2019 as prepared by Davin Management.

**Accounts Receivable** – Council reviewed the Accounts Receivable Report as of April 29<sup>th</sup>, 2019. Several units have an outstanding balance, and will be contacted to collect funds.

**Interest on overdue fines/strata fees**—As per bylaw 23 (2) *“Interest shall be levied on overdue fines and strata fees at the rate of 10% per annum, compounded daily.”*

Council would like to remind all Owners with an outstanding balance that interest will be levied onto your overdue balance starting April 1<sup>st</sup> 2019.

## BUSINESS ARISING FROM PREVIOUS MINUTES

**Lock for Rear Gate**—A contractor has been contacted to complete the gate at the top of the property with a lock. Once a lock is installed, the combination will be included in the minutes for all Owners to view.

## Correspondence

Council reviewed correspondence received as follows:

- An email from a unit requesting to have more privacy in their yard after the dead cedar trees were removed last year. Council will be looking into installing a lattice to create more privacy.

Council reviewed correspondence sent as follows:

- A second inspection notice was sent to a unit owner requesting to inspect their suite. Council is satisfied that there is no illegal suite or rental in their unit.
- A letter was sent to an owner regarding visitor parking.
- Letters were sent to Owners with an outstanding balance as a reminder that interest will be charged monthly until the balance is paid.

## New business:

**Gutter Repairs**—A contractor was on site to repair leaking gutters at the complex.

**Fire Lane Signs**—New fire lane signs will be installed as the current signs have the previous towing company's information.

**Landscaping**—New shrubs will be planted at the front of the complex.

**Decks**—Council requests that the deadline to have all patios or decks cleaned and algae removed is **May 31<sup>st</sup>, 2019**. Please note that there is no pressure washer available to borrow on site this year.

There being no further business, the meeting was adjourned at 8:05 pm.

The next scheduled Council meeting will be scheduled for **June 19<sup>th</sup> 2019 at 7:00pm** in the clubhouse.

These minutes have been approved by Council.

**Property Manager Info**

Candice Egersperger  
Strata Manager  
Extension: 223  
[Cegersperger@davinltd.com](mailto:Cegersperger@davinltd.com)



#1 10180 153<sup>rd</sup> Street  
Surrey, BC, V3R 0B5  
P: 604-594-5643 F: 604-594-5071  
[www.davinltd.com](http://www.davinltd.com)

**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.