

Cypress Ridge – Strata Plan LMS 4529

Council Meeting Minutes
Wednesday, June 19th, 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
Guest Owners and Gord Dale
Davin Management Ltd: Candice Egersperger

REGRETS

Secretary : Andrea Nikas

MAINTENANCE UPDATE

Gord went over the maintenance schedule for the year with the Council as well as two guest Owners who will be helping out in taking over this role for Gord.

- Repairs to the vinyl on multiple decks will be scheduled soon.
- Dryer vent cleaning quotes will be obtained for Council’s review and will then be scheduled.
- The batteries for the alarm monitoring system are in need of replacement; this will be completed shortly.
- The railings at the top of the complex are in need of a cleaning. This will be scheduled shortly.
- The wood trims surrounding the chimneys are in need of replacement. Quotes will be gathered for Council’s review.

ADOPTION OF PREVIOUS MEETING MINUTES

It was **Moved/Seconded/Carried (M/S/C)** to adopt the minutes from the previous Council meeting of April 29th 2019 as circulated.

FINANCIAL REPORT

It was **M/S/C** to adopt the Financial Statements up to and including April, 2019 as prepared by Davin Management. It was noted that Healing Hands Landscaping has been under charging the strata as per the contract for the past year. They have sent an invoice to make up for the difference of the amount owed to them.

Accounts Receivable – Council reviewed the Accounts Receivable Report as of June 19th 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.

BUSINESS ARISING FROM PREVIOUS MINUTES

Lock for Rear Gate—A council member will be retrieving the lock from the contractor that had purchased this. Once he retrieves the lock, a combination will be created and posted to the website prior to locking the gate.

Pergola Fence Installation—A pergola privacy fence will be installed by a unit who has privacy issues by the amenity building since the dead cedar trees had to be removed.

Pest Control—Pest Control was sent to a unit to remove a squirrel’s nest. The issue has been resolved.

Correspondence

Council reviewed correspondence received as follows:

- An email from an Owner regarding an issue with his landscaping. The landscaper has been to this unit to address the problem.
- An email from an Owner regarding a visitor parking complaint. A bylaw infraction warning letter will be sent to this unit.

Council reviewed correspondence sent as follows:

- A letter was sent to several Owners regarding visitor parking.
- A letter was sent to an Owner regarding an authorized alteration to their unit.
- A letter was sent to an Owner regarding hanging laundry on their railing.
- A letter was sent to an Owner regarding excessive noise.

New business:

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

Tree Fall- A tree by a unit has started to slope to the point of eventually falling. The landscapers will be cutting down this tree due to safety concerns.

Window Repair- A damaged window on a unit's patio door has been replaced. A claim was made through the strata's insurance to cover this cost.

Watering—A reminder to all Owners/Residents to water your plants/shrubs and grass throughout the warm months. Strata will not be responsible for replacing all dead plants/shrubs due to a lack of watering.

Summer Social Potluck—The Council has arranged to hold their annual Summer Social event for **July 20th 2019**. A notice will be sent out shortly with the details.

There being no further business, the meeting was adjourned at 8:43 pm.

The next scheduled Council meeting will be scheduled for **August 19th 2019 at 7:00pm** in the clubhouse.

These minutes have been approved by Council.

Property Manager Info

Candice Egersperger

Strata Manager

Extension: 223

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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. 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.