

Cypress Ridge – LMS 4529

Council Meeting Minutes

June 10, 2025

The Meeting was called to order at 6:47PM – Held in the Clubhouse.

PRESENT

Vice President/Secretary: Andrea Nikas
Member: Jennifer Sun
Treasurer: Jay Sethi
Landscaping: Keith D'Costa
Davin Management: Emily Brunner



ABSENT

President: Laura Mills
Member: Ivan Morton
Member: Jeremy Wong

ADOPTION OF PREVIOUS MEETING MINUTES

The Strata Council approved the minutes from the council meeting held on April 15, 2025.

FINANCIAL REPORT

The Strata Council approved the financials from March-April, as prepared by Davin Management Ltd.

BUSINESS ARISING FROM PREVIOUS MINUTES

Complex Drainage – EdenFlo has completed the drain flushing. Mulch will be placed in the necessary areas by Healing Hands in the month of June.

Damage to front concrete Steps – The Strata Council has agreed to request Healing Hands to investigate this issue.

Screen Installations unit 13/14, 23, 32 – The Strata Council agreed to review the quotes from Humane solutions & Adanac for screen installations to resolve animals living in the exterior areas of the roof.

Unit 40 roof repairs – The Strata Council agreed to approve the quote for roof repairs to be completed.

Playground – The Strata Council has confirmed that the completion of the removal of rubber pavers and the addition of wood chips will be completed in the month of June.

Elite Fire Protection Quotes – The Strata Council has agreed to table this item until further details have been provided by Elite Fire Protection.

NEW BUSINESS

Hydrant 2 repairs – The Strata Council has agreed to table this item until further details and clarification have been provided.

Fire Panel Repairs Quote – The Strata Council agreed to table this item until further details have been provided by Elite Fire Protection.

Balcony Repairs – The Strata Council agreed to approve the quote to have balcony repairs completed.

Pillar Maintenance – The Strata Council agreed to approve the quote to have repair and maintenance work completed on the pillars of the complex.

Electrical Room – The Strata Council agreed to have concrete pavers installed around the exterior and is being scheduled with Healing Hands.

Dryer Vent Cleaning – The Strata Council has agreed to obtain quotes to have the yearly dryer vent cleaning completed.

Depreciation Report – The Strata Council agreed to table this item until the next meeting with the Strata Agent.

Electrical Planning Report – The Strata Council agreed to table this item until the next meeting with the Strata Agent.

Complex Reminder – The Strata Council would like to remind all owners that as per the bylaws, **Section 5(c) No owner shall hang, or permit to be hung, laundry or washing on the limited common property or common property or in any manner in or about the strata lot; which would permit the same to be visible from the outside of the strata lot.**

Website Reminder – The Strata Council would like to remind all residents that there is an updated website for complex information, notices, minutes, etc. Please visit www.mycypressridge.ca

CORRESPONDENCE

Visitor parking violation – An email complaint was received regarding a visitor parking violation by a unit. The council agreed to issue a \$200 fine for this infraction.

Fire lane parking violation – A complaint was received about a fire lane parking violation involving a unit. The council agreed to issue a first-time warning letter regarding this matter.

Heat pump usage restriction – The council agreed to send a formal notice instructing the unit owner to refrain from using the heat pump until the resolution is present at the upcoming SGM.

Heat pump installation request – A unit owner submitted a request to install a heat pump, the council agreed to deny the request at this time, pending the upcoming SGM where all owners will have the opportunity to vote on the matter.

Exterior extension cords - The council agreed to send a letter to unit owners requesting the removal of extension cords from the exterior of their units.

Christmas Lights removal – In accordance with the bylaws, the council agreed to issue a notice requesting unit owners to remove any remaining holiday lights still on display.

Pet waste clean-up – A warning letter was issued to a unit owner requiring immediate cleanup of pet waste on the property.

Sun shelter removal – The council agreed to send a letter to a unit owner requesting the removal of a sun shelter installed over the back patio.

There being no further business, the meeting was adjourned at 7:35PM

NEXT MEETINGS

August 13, 6:30PM

Emily Brunner

Strata Agent

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