

Cypress Ridge – Strata Plan LMS 4529

Council Meeting Minutes

Monday, May 16th, 2016

Location: Clubhouse

The Meeting was called to order at 7:06 pm.

PRESENT

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

ABSENT

Secretary: Keith D'Costa

ADOPTION OF PREVIOUS MEETING MINUTES

It was Moved/Seconded/Carried (M/S/C) to adopt the minutes from the previous meeting of April 4th, 2016 as circulated.

FINANCIAL REPORT

It was M/S/C to adopt the Financial Statements to March 2016 as prepared.

BUSINESS ARISING FROM PREVIOUS MINUTES

Annual Fire Inspection Deficiencies – A reminder that smoke detectors that are 10 years or older need to be replaced with a Kidde 12060 replacement detector, which is an owner responsibility and expense. Owners can contact Active Fire at 604-590-0149 to schedule a replacement.

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”.*

Parking – A reminder that no portion of the vehicle is to overhang the apron – this obstructs the fire lane and roadway for emergency vehicles. Several letters have been sent to units violating parking bylaws and rules.

Stairway/Walkway – This has now been completed.

Landscaping – Landscaping with the new contractor continues to go well, with good responses to any issues from Council.

Maintenance – The fence behind unit 42 will be repaired by the handyman.

Garage Door Repairs – 9 doors have been repaired, with 4 of these being the responsibility of the owners who will be charged back.

Gutter Cleaning – It was M/S/C to proceed with Pure Pressure for gutter cleaning. This will be scheduled and notices posted once finalized.

Basketball Hoop Removal – This has now been completed.

Clubhouse Electricity Costs – This item is ongoing.

Summer Social Event – The summer social event is being planned for June 18th with a Luau theme– more details will follow from Council.

NEW BUSINESS

Correspondence - A letter was received regarding smoke from a unit bothering adjacent units, and a warning letter will be sent regarding this.

A letter was received appealing a fine, and it was agreed to reverse the fine as the situation has improved.

Council Member Resignation – Brendon Vining has submitted his resignation from Council, effective immediately. Council would like to thank Brendon for his contributions.

Deck Repairs – Deck repairs are being planned for June – more information will follow once dates are confirmed.

Clubhouse Carpet Cleaning – It was M/S/C to have the carpets in the Clubhouse cleaned.

There being no further business, the meeting was adjourned at 8:31 pm.

The next meeting is scheduled for June 20th, 2016 at 7pm at the Clubhouse.

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