

Cypress Ridge – Strata Plan LMS 4529

Council Meeting Minutes

Monday, June 20th, 2016

Location: Clubhouse

The Meeting was called to order at 7:00 pm.

PRESENT

President: Joanna Cossey
Secretary: Keith D'Costa
Landscaping: Leslie Guha
Maintenance: Gord Dale
Zach Hollett
Daviv Management Ltd. Tyson Wheeler

ABSENT (with apologies)

Treasurer: Ian Thompson

ADOPTION OF PREVIOUS MEETING MINUTES

It was Moved/Seconded/Carried (M/S/C) to adopt the minutes from the previous meeting of May 16th, 2016 as circulated.

FINANCIAL REPORT

Financial statements were tabled to allow review by the Treasurer.

BUSINESS ARISING FROM PREVIOUS MINUTES

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.

Landscaping – Landscaping is going well and there are various small improvement projects underway.

Maintenance – This is ongoing.

Gutter Cleaning – Gutter cleaning has been scheduled for July 26th to 29th – please see the attached notice.

Clubhouse Electricity Costs – This item is ongoing.

Summer Social Event – Thank you to Keith D'Costa for his efforts on this event. A summer end party in September will be looked at for planning.

Deck Repairs – Deck repairs have been delayed and a date is being scheduled.

Clubhouse Carpet Cleaning – This is being scheduled with a general cleaning of the Clubhouse.

NEW BUSINESS

Correspondence - A letter was received from an owner acknowledging smoking and committing to adhere to the bylaws.

A letter was received requesting a tree be trimmed, and this will be looked at by the landscapers.

Council Member Appointment – Zach Hollett has been appointed to Council to fill one of the vacated positions.

Path Railings – It was agreed to have the path railings pressure washed.

Common Area Lights – Light bulbs in common areas are being systematically replaced with LED bulbs which are extremely efficient and will save the strata money on electricity costs.

There being no further business, the meeting was adjourned at 7:50 pm.

The next meeting date is September 19th, 2016 at 7pm.

Tyson Wheeler
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Commercial and Residential Building Maintenance

Attention: Cypress Ridge

In preparation for **gutter cleaning** of your building please ensure the following is done:

- **PLEASE pick up any dog poop in yard**
- **Please ensure gates are unlocked (if any)**
- **Please close any patio umbrellas**

Please Note: Unfortunately due to time constraints if the above is not done your unit will be omitted as the work cannot be rescheduled.

Work will begin approx. 9am:

Work has been scheduled for:

DATE: July 26th – 29th, 2016

Thank you in advance for your cooperation. ☺

If you have any questions about this notice, please call 604-612-7873.