

Cypress Ridge – Strata Plan LMS 4529

Council Meeting Minutes
Monday, September 19th, 2016
Location: Clubhouse

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

PRESENT

President: Joanna Cossey
Treasurer: Ian Thompson
Secretary: Keith D’Costa
Landscaping: Leslie Guha
Maintenance: Gord Dale
Zach Hollett
Davin Management Ltd. Tyson Wheeler

ADOPTION OF PREVIOUS MEETING MINUTES

It was Moved/Seconded/Carried (M/S/C) to adopt the minutes from the previous meeting of June 20th, 2016 as circulated.

FINANCIAL REPORT

It was M/S/C to adopt the Financial Statements to July 2016 as prepared by Davin Management Ltd.

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 – Removal of some bushes and flower bed preparation is ongoing. The landscapers work section by section of the complex, and need a chance to get caught up from the previous company. Council is working with the landscapers on a long term plan for the complex.

Bylaws – Bylaw review is ongoing, with a final review pending. It is intended to have a final version ready for owners to vote on at the AGM.

Path Railings – Most railings have been done with the remaining to be completed shortly.

Gutter Cleaning – This has been completed.

Clubhouse Electricity Costs – This item is ongoing.

Deck Repairs – These have been completed – only 3 decks were required to be done instead of 4, which resulted in savings allowing the entire project to be paid in the current fiscal year.

Clubhouse Carpet Cleaning – This has been completed.

NEW BUSINESS

Correspondence - A letter was received from an owner requesting permission for interior improvements, and these have been approved.

A letter will be sent to a unit with a makeshift fence and carpet on lawn requiring these be removed.

Garage Door Repairs– There is one remaining garage door at #3 to be repaired which will be completed shortly.

Fence Repairs – Fence repairs at #42 are ongoing.

Pest Control – A quote for monthly pest control was reviewed, and it was agreed this was not necessary at this time. The Maintenance Committee will set traps were required based on pest activity.

Rentals – A reminder that there is a rental restriction in the complex, and therefore any rentals must be approved by Council in writing.

Annual Fire Inspection – It was M/S/C to proceed with the annual fire inspection. Notices will be posted once this is scheduled.

Parking Challenges on River Road – Owners are encouraged to contact the City of Surrey on this issue – please see the website for more information <http://www.surrey.ca/city-government/3064.aspx> or you can email Surrey Bylaws directly to express concerns at bylawcomplaint@surrey.ca

There being no further business, the meeting was adjourned at 8:50 pm.

The next meeting is scheduled for October 17th, 2016 at 7pm.

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