

Cypress Ridge – Strata Plan LMS 4529

Council Meeting Minutes
Monday, August 20th, 2018
Location: Clubhouse

The Meeting was called to order at 7:01 pm

PRESENT

President/Social Committee: Keith D’Costa
Vice-President: Laura Mills
Treasurer: Jaideep Sethi
Secretary: Andrea Nikas
Landscaping: Leslie Guha
Maintenance: Gord Dale

REGRETS

Member : Zach Hollett

Davin Management Ltd: Candice Egersperger, Monique Garneau
Guest Owner : Karen Willan

Guest Visit

An Owner attended the meeting to discuss concerns regarding the issues that may come up from the legalization of marijuana. Council noted that this will fall under the nuisance bylaw already in place:

3. Use of Property

(1) An Owner, Tenant, Occupant, or Visitor must not use a strata lot, the common property, or common assets in a way that:

(a) Causes a nuisance or hazard to another person

(c) Unreasonably interferes with the rights of other persons to use and enjoy the common property, common assets, or another strata lot.

This bylaw will be enforced strictly, and any offending units will be fined. Council will review this after the legalization has taken place to see if further action is needed.

ADOPTION OF PREVIOUS MEETING MINUTES

It was **Moved/Seconded/Carried (M/S/C)** to adopt the minutes from the previous meeting of July 16th, 2018 as circulated.

FINANCIAL REPORT

It was **M/S/C** to adopt the Financial Statements up to and including June, 2018 as prepared by Davin Management.

Accounts Receivable – Council reviewed the Accounts Receivable Report as of August 20th, 2018. It was noted that three units still have fees or fines outstanding.

BUSINESS ARISING FROM PREVIOUS MINUTES

Proposed Budget—Council reviewed the proposed budget for the upcoming Annual General Meeting. It was decided that no strata fee increase will take place.

Parking Passes—Council will have new parking passes available at the Annual General Meeting, Monday, October 22nd. Please attend the meeting in order to sign in and pick up your parking passes.

Vandalism—No further vandalism has been committed to the stop sign since the last Council meeting.

Wasp Nests—Orkin Canada Pest Control has come to treat to several units. They have been scheduled to come back and re treat a unit that still had an issue with wasps.

NEW BUSINESS

Correspondence

Council reviewed correspondence received as follows:

- An email from an Owner inquiring about creating new bylaws regarding marijuana. Council has determined that this issue falls under the nuisance bylaw already in place.
- An email from an Owner was sent regarding an issue they had with a water leak. As the amount of damage did not exceed the strata corporation's deductible, the owner was advised to contact their home insurer.
- An email from an Owner regarding another unit's vehicle blocking a visitors parking stall to wash their car. Council advises that per bylaw 5(a) and (b), an owner is able to park their car in the common roadway only when washing their vehicle or temporary loading and unloading.
- An email from an Owner requesting permission to add patio slabs in their backyard. Council has requested further detail before coming to a decision as this is common property that everyone has access to.

Council reviewed correspondence sent as follows:

- A letter sent to three Owners reminding the instruction to have their decks cleaned, as they failed to have this completed by the deadline.
- A letter to an Owner in response to their landscaping request. Council has advised that since work was done by a previous Owner, any changes, repairs or modifications are now the responsibility of the current Owner.
- A letter to an Owner regarding bylaw violations involving the hanging of laundry on common property, and visitor parking.

Strata Steps/Entrance- A council member has confirmed with the City of Surrey that the strata property ownership stretches beyond the back wooden fence all the way up the back steps to 100th Avenue. Council has discussed the installation of a gate. Further discussion will continue until finalized.

Gutter Cleaning- Quotes from several companies have been discussed for the booking of the gutter cleaning for this year. Expected booking should be around the first week of December after the last leaf fall.

TELUS Alarm Monitoring Line- TELUS has been contacted to reduce the monthly cost of the alarm monitoring system telephone line. It was **Moved/Seconded/Carried** to proceed with the cost reduction.

There being no further business, the meeting was adjourned at 8:44 pm.

The next scheduled Council meeting will be scheduled following the 2018 **Annual General Meeting which will be held on Monday, October 22nd, 2018 at 7:00pm.**

These minutes have been approved by Council.

Property Manager Info

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Strata Manager
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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.