

# Cypress Ridge – Strata Plan LMS 4529

## Council Meeting Minutes

Monday, March 11<sup>th</sup>, 2019

Location: Clubhouse

The Meeting was called to order at 7:08 pm

### PRESENT

President/Social Committee: Keith D'Costa  
Vice-President: Laura Mills  
Landscaping : Leslie Guha

### REGRETS

Gord Dale  
Andrea Nikas  
Jaideep Sethi

Davin Management Ltd: Candice Egersperger

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### ADOPTION OF PREVIOUS MEETING MINUTES

It was **Moved/Seconded/Carried (M/S/C)** to adopt the minutes from the previous Council meeting of February 11<sup>th</sup> 2018 as circulated.

### FINANCIAL REPORT

It was **M/S/C** to adopt the Financial Statements up to and including January, 2019 as prepared by Davin Management.

**Accounts Receivable** – Council reviewed the Accounts Receivable Report as of March 11<sup>th</sup>, 2019. Several units have an outstanding balance, and will be contacted to collect funds.

**Interest on overdue fines/strata fees**—As per bylaw 23 (2) *“Interest shall be levied on overdue fines and strata fees at the rate of 10% per annum, compounded daily.”*

Council would like to remind all Owners with an outstanding balance that interest will be levied onto your overdue balance starting April 1<sup>st</sup> 2019.

### BUSINESS ARISING FROM PREVIOUS MINUTES

**Lock for Rear Gate**—Council will be contacting a contractor to complete the gate at the top of the property with a lock. Once a lock is installed, the combination will be included in the minutes for all Owners to view.

**Towing Contract**—A new towing contract will be in place with Clover Towing. A reminder to all Owners to abide by the parking bylaws. **Your vehicle may be towed if you are in contrary of any parking bylaw.**

**Repairs**—Repairs needed regarding the wood surrounding the fire grates will be attended to. A unit will also have a fascia door repaired.

### Correspondence

Council reviewed correspondence received as follows:

- An email from a unit requesting to have cameras installed on the common property outside their unit. This was approved by Council so long as the camera does not directly face any other unit. A signed alternation agreement was received.
- An email from an owner with concerns around carpenter bees on the exterior of their unit. Pest control will be contacted.

Council reviewed correspondence sent as follows:

- An inspection notice was sent to a unit owner to inspect their suite.
- A bylaw infraction warning letter was sent to four units regarding their outdoor Christmas lights.
- A fine was sent to a unit owner regarding their outdoor Christmas Lights.
- A bylaw infraction warning letter was sent to a unit owner regarding parking.

**New business:**

***Decks—Council requests that the deadline to have all patios or decks cleaned and algae removed is May 31<sup>st</sup>, 2019.***

There being no further business, the meeting was adjourned at 8:05 pm.

The next scheduled Council meeting will be scheduled for **April 29<sup>th</sup>, 2019 at 7:00pm** in the clubhouse.

These minutes have been approved by Council.

**Property Manager Info**

Candice Egersperger  
Strata Manager  
Extension: 223  
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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](mailto: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.