

# Cypress Ridge – Strata Plan LMS 4529

## Council Meeting Minutes

Wednesday, November 20<sup>th</sup>, 2019

Location: Clubhouse

The Meeting was called to order at 7:30 pm

### **PRESENT**

|                 |               |
|-----------------|---------------|
| President:      | Laura Mills   |
| Vice-President: | Andrea Nikas  |
| Landscaping :   | Leslie Guha   |
| Treasurer :     | Jaideep Sethi |
| Secretary :     | Kalena Morton |

Two guest owners present to discuss maintenance.

Davin Management Ltd: Candice Egersperger

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### **COUNCIL BUSINESS**

As it is the first council meeting since the AGM meeting, council positions were discussed. It was **Moved/Seconded/Carried** to elect the officer positions noted above.

### **ADOPTION OF PREVIOUS MEETING MINUTES**

It was **Moved/Seconded/Carried (M/S/C)** to adopt the minutes from the previous Council meeting of June 19<sup>th</sup> 2019 as circulated.

### **FINANCIAL REPORT**

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

**Accounts Receivable** – Council reviewed the Accounts Receivable Report as of November 20<sup>th</sup> 2019. Four 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.

### **BUSINESS ARISING FROM PREVIOUS MINUTES**

**Lock for Rear Gate**—This is the second time the lock has been broken off the gate. Council has requested a quote to have an aluminum gate installed. They will review the quote once it has been obtained. They would like to note that people have been going around the gate through the landscaping to cut through the complex. It appears as though the gate is not deterring people from walking through.

**Tree Trimming**—Council has reviewed and discussed three quotes in regards to the tree trimming. They have chosen to move forward with Bartlett Trees Experts.

**Pest Control**—Council has put a pest control contract in place for the common property with Green Valley Pest Control. They will service the complex once a month to check the bait stations that have been installed around the common property. The contract does include servicing up to two units a month on the day of service. You can contact your strata manager to request your unit to be serviced that month. Please note that the strata is not required to provide any pest control services inside any unit, including garages. However, since the contract

does include servicing two units a month, they can provide service on the day scheduled. If any follow up is required, this will be an owner's responsibility to schedule with the pest control company. The strata will not be responsible for any follow up service calls.

A quote has also been requested for Humane Solutions to recommend what can be installed on the common property to deter pests from entering inside units. Council will review the quote.

### **Correspondence**

Council reviewed the following correspondence received:

- An Owner has sent in a complaint regarding visitor and firelane parking as well as noise complaints. A letter will be sent to those units that are violating the bylaws. Please note that if there are any noise concerns past 11pm, you can call the police non-emergency line as Council will not be able to respond during these hours.

Council reviewed correspondence sent as follows:

- A letter was sent to three Owners regarding visitor parking.
- A letter was sent to an Owner regarding a chargeback of a leak investigation pertaining to their unit.

### **New business:**

***Washing Vehicles***—Please note that during the colder months to refrain from washing your vehicles as it can create ice on the common property which is dangerous for all residents.

**Cypress Ridge Monthly Social**—There has been a monthly social scheduled for November 29<sup>th</sup>, at 6pm in the Clubhouse. Come and visit your neighbors!

**New Year's Eve party**—There will be a New years eve party starting at 8:30pm in the Clubhouse. All residents invited!

There being no further business, the meeting was adjourned at 9:00 pm.

The next council meeting has been scheduled for **January 22<sup>nd</sup> 2020 at 7:00pm** in the clubhouse.

These minutes have been approved by Council.

### **Property Manager Info**

Candice Egersperger  
Strata Manager  
Extension: 223  
[Cegersperger@davinltd.com](mailto:Cegersperger@davinltd.com)



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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.