

Strata Plan NW2050
Strata Council Meeting Minutes
Friday, March 6, 2026

1.0 ATTENDEES

Present

- Gordon Farrell
- Oliver St Quintin
- Seng Sengsavahn
- Carole Borthwick
- Linda McLaren
- Audrey Montero

Regrets

- Joanne Parkinson

2.0 CALL TO ORDER: 6:34 PM

3.0 ADOPTION OF MINUTES

Wednesday, February 4, 2026 Strata Council Meeting Minutes were approved by email.

4.0 COMMITTEE REPORTS

4.1 Social

There are no reports at the moment.

4.2 Grounds and Gardening

4.2.1 Landscaping

During February 2026, weather conditions remained mild with generally dry periods and no snowfall. The favorable conditions allowed Yamato Landscaping team to continue routine maintenance throughout the property. Work during this period included general garden tidying, removal of debris, clearing of walkways and drainage areas, and light pruning where required to maintain the overall appearance and health of the landscaped areas.

Bartlett Tree Experts is scheduled for March 9, 2026 with the intention to assess the mature tall trees located near Buildings B and C. The purpose of this visit is to evaluate their overall health, identify any potential concerns, and determine whether any pruning or maintenance is required.

4.3 Block Watch

Richmond Block Watch is now on Facebook

Please click on this link www.facebook.com/richmondblockwatch and like our page to keep up with all the goings on here at Richmond Block Watch.

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4.4 Maintenance

4.4.1 Pest Control

A regular Integrated Pest Management (IPM) service was completed at Cypress Point NW2050, including inspections of the exterior perimeter, common interior areas, mechanical rooms, amenity spaces, garbage areas, and the parkade. During the service, traps and monitoring stations were inspected and refreshed as needed. Four mice were removed from exterior stations around Buildings A and C, and the traps were replenished with bait. Glue boards were also installed in the hallway outside Unit B228 to monitor reported silverfish activity, with a follow-up planned at the next service. Residents are reminded not to touch or disturb any traps, baits, or bait stations.

4.4.2 Plumbing Work in our Buildings by Corona Plumbing and Heating

Building A: SL11 & SL22

SL11 reported a water leak in the bathroom ceiling. Corona Plumbing and Heating investigated and determined that the issue was caused by a faulty toilet installation in SL22. The contractor for SL22 completed the necessary repairs, and the invoice from Corona Plumbing and Heating was allocated to that unit. The ceiling repairs in SL11 are still in progress.

Building C: SL86

Corona Plumbing and Heating opened a section of the bathroom wall in SL86 to investigate the source of the water leaking into the parking area near stall 115. The leak was identified as coming from the bathtub within the suite. The wall opening has now been closed.

Building C: Hallway Outside SL87

A water leak reported in the common hallway near the bathroom of SL87 was investigated. A cracked fitting in the cold-water piping serving the suite was identified inside the wall. The affected section of piping was replaced, including a new shut-off valve, and connections were restored. The water supply was then slowly restored and checked to confirm that no further leaks were present.

Building A: SL06

An electrician attended to investigate the ceiling fan and lighting. It had previously been suspected that a water leak from the suite above had damaged the ceiling fan and pot lights. The inspection confirmed that the ceiling fan was functioning properly, and only one pot light bulb required replacement.

4.4.3 Parking Lot Signage/Line Painting

This job has been postponed until spring 2026, as the current weather conditions are not suitable for carrying out the project. At present we will keep the issue in the Minutes for a follow up in the near future.

4.4.4 Surveillance Cameras

Signs related to the surveillance camera system have been purchased and were installed in appropriate locations, including the lobby and garbage areas of each building. These signs are intended to inform residents and visitors of the presence of the cameras and to reinforce the importance of maintaining proper disposal practices and respectful use of the common areas.

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4.4.5 Building C Parking Area Ceiling Insulation

Strata Council is currently obtaining quotes to address the damaged ceiling insulation in the parking area of Building C. Portions of the existing insulation have been disturbed, likely by squirrels or other rodents, which has resulted in debris falling into the parking stalls and onto residents' vehicles. Several repair options have been proposed, ranging from patching the affected areas to full removal and replacement with more durable insulation materials designed to better resist pest access. Council is reviewing these options to determine the most effective and long-term solution before proceeding with the work.

4.4.6 Carpet Cleaning Building B

The carpet at the east entrance of the building will be scheduled for cleaning as soon as weather conditions permit. In addition, Strata Council has approved the placement of a door mat outside the entrance to help protect the carpet and maintain a cleaner entrance area.

4.4.7 Building A Garage Door Issue

The garage door was found to remain open at times unless it was manually prompted to close. Strata Council would like to thank the owners who kindly took the extra time to ensure the door closed behind them during this period. A service appointment was arranged, and the technician reported that the gate reducer was leaking oil and causing the door to occasionally stick open. The technician recommended replacing the gear reducer to resolve the issue, and Strata Council has approved the quote for the replacement at an estimated cost of \$2,039.56.

4.4.8 Building A Enterphone Issue

Canada Post reported experiencing difficulties accessing the buildings. Omicron, the company responsible for the fob access system, attended the site to perform maintenance and was able to resolve the issue.

4.4.9 Building B Enterphone Issue

Several owners reported difficulties when granting building access through the enterphone system, as their phones were not responding when attempting to release the door. Omicron, the company responsible for the system, attended the site and was able to resolve the issue.

Shared Facilities

4.4.10 Games Room

A reservation must be made in advance and a form completed prior to using the room. A damage deposit is required to ensure the space is properly maintained; however, there is no fee to use the room. 1 request in January for the Games Room.

4.4.11 Lounge

In order to book the lounge, please contact the office to request the date. At this time, the lounge can accommodate guests at their normal capacity, 25 people per session.

A rental agreement needs to be signed and presented with a \$50.00 rental fee and a down payment of \$100.00 for a damage deposit, which will be returned after the lounge committee checks the lounge and signs off that everything has been left in the same or better condition than received. Two rentals during the month of March 2026.

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4.4.12 Exercise Room

Strata Council has approved the replacement of the existing windows in the gym with new vinyl casement-style windows. The work will include the removal and disposal of the current windows, installation of new double-pane, energy-efficient windows with screens, and all materials required for the installation. Any necessary finishing work, such as minor carpentry or painting, will be completed as needed during the project. The total cost for the new gym windows is \$5,330.00, which will be allocated to the Shared Facilities expenses.

Two new pieces of equipment have recently been added to the gym. The first is a multi-function training cage, which allows users to perform a variety of strength exercises such as squats, presses, and pull-ups in a safe and controlled manner. The second addition is a new treadmill, providing residents with another option for cardio workouts. Strata Council is also looking into acquiring an elliptical machine and hopes to add one to the gym in the near future.

A camera has now been installed in the gym using the last available channel. This follows reports of a few issues in the area and is intended to help monitor the use of the facility. Signs advising of the presence of surveillance cameras have been purchased and will soon be installed in appropriate locations.

4.4.13 Pool Maintenance

During the last week of the pool season, it was noticed the pool was losing water at a very significant rate. The Administrator therefore consulted with several companies specializing in pool leak detection and repair, and the Strata Council approved one to identify the source of the leak and recommend appropriate repairs.

After reviewing the information received, the Strata Council approved proceeding with Metro Van Pool Repair for the repairs on an emergency basis as per section 98(3) of the Strata Property Act (expenditure may be made out of the operating fund or contingency reserve fund if there are reasonable grounds to believe that an immediate expenditure is necessary to ensure safety or prevent significant loss or damage). In this case, there were grounds to believe the high loss of water could potentially undermine the ground around the pool resulting in collapse.

Because the cost of the repairs proposed by Metro Van was substantial, the Strata Council directed the Administrator to contact the other Stratas sharing the Facilities to get their input.

[Subsequent to the Council meeting, the other Stratas have indicated they are in general agreement the pool should be repaired rather than permanently closed, but they did request further details. Work to provide these further details is in progress, including:

- looking at alternatives to the repairs proposed by Metro Van, and
- verifying exactly how repair costs should be shared.

Owners will be updated when further information becomes available.]

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5.0 NEW BUSINESS

5.1 Strata Walk-Through Invitation

Strata Council is planning a walk-through of the property and would like to invite any interested owners to participate. The purpose of the walk is to identify areas that may require attention and to discuss potential maintenance or improvement items. Owners who would like to take part are welcome to join. Further details regarding the date and time will be provided. Still in progress.

5.2 EV Charger Building B

Council voted to approve request by owner of SL74 to charge electric vehicle from parkade outlet, subject to approval by the Strata Electrical Contractor; payment of \$30 per month to the Strata, and installation of a dedicated outlet at the owner's cost when the Electrical Contractor is available.

For: 4

Recusal from voting: 1

6.0 OLD BUSINESS

6.1 Bylaws

Strata Council would like to invite you to visit the Cypress Point website for the most recent Strata Bylaws:

<https://cypresspointstrata.github.io/>

https://cypresspointstrata.github.io/index_files/Page1347.htm

If you would like the bylaws in hard copy, you can print a copy at your convenience.

6.2 Electric Cars

Any volunteers to work on the electric cars committee?

6.3 Car Insurance Information

Thank you to all owners who have sent in their car insurance information to the office. Kindly remember to send an updated copy whenever you have your insurance renewed.

7.0 CORRESPONDENCE

7.1 Incoming:

7.2 Outgoing:

8.0 COMPLAINTS:

No complaints were addressed during this meeting.

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9.0 FINANCIALS

Fund review for the month of January 2026.

	<u>January 2026</u>
Contingency Fund	182,896.39
Re-piping Fund	95,685.86
Exterior Building Fund	7,959.52
Future Remediation Fund	2,095.00
Roof Replacement Levy	10,984.47
Net Income Current Year	10,072.51
Net Income Prior Years	<u>167,981.21</u>
Owners' Equity	477,674.96

Age Receivable as of March 2026

SL16 \$199.16	SL20 \$663.31	SL22 \$330.75
SL51 \$3,777.60	SL69 \$150.00	

10.0 MEETING ADJOURNED: 8:52 PM