

# Cypress Ridge – Strata Plan LMS 4529

## Council Meeting Minutes

Wednesday, September 9<sup>th</sup> 2020

Location: Meeting held via Zoom

The Meeting was called to order at 7:01 pm

### **PRESENT**

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

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 July 8<sup>th</sup> as circulated.

### **FINANCIAL REPORT**

It was **M/S/C** to adopt the Financial Statements up to and including July 2020 as prepared by Davin Management.

**Accounts Receivable** – Council reviewed the Accounts Receivable Report as of September 9<sup>th</sup> 2020. Four units have an outstanding balance and will be sent monthly reminders in order to collect the 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**

**Fascia Board repairs**—The Council has hired ProStar to complete the fascia board repairs throughout the complex.

**Visitor Parking**—A reminder to all residents that visitor parking is permitted for residents only at a temporary use of two hours or less. Your vehicle may be towed and/or you may receive fines if you violate these bylaws.

### **NEW BUSINESS**

**Proposed 2020-2021 Budget**—Council reviewed the proposed budget for the upcoming fiscal year. Council will finalize the budget once the insurance renewal is confirmed. The proposed budget will be included in the AGM agenda, which will be sent out early November.

**Gutter Cleaning**—Council has requested another gutter cleaning quote to review. Once reviewed, the gutter cleaning will be scheduled for late November.

**Water Usage**—Council has reviewed the last three years of water bills and have noted that the water usage has increased significantly. While the water rate has increased by 16% and the sewage rate has increased by 35%, the water consumption has doubled in the last three years. A reminder to all residents to please be mindful of how much water you are using.

**Dryer Vent Cleaning**—As the dryer vent cleaning was scheduled last year, Council has chosen to have this scheduled for next year.

### **Correspondence**

Council reviewed correspondence received:

- An email from two owners regarding a concern with visitor parking and noise complaints. Council will be sending a notice of complaint letter to the unit.
- An email from an owner reporting that their gutter was overflowing. Council authorized to have a spot clean completed at this unit.

Council reviewed correspondence sent as follows:

- A bylaw infraction warning letter was sent to an owner regarding visitor parking and noise violations.
- A bylaw infraction warning letter was sent to an owner regarding speeding within the complex.
- A bylaw infraction warning letter was sent to an owner for not picking up after their dog.

There being no further business, the meeting was adjourned at 8:37 pm.

The next meeting will be the Annual General Meeting and it has been scheduled for **November 25<sup>th</sup>, 2020 at 7:00pm.**

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.