

Cypress Ridge – LMS 4529
Council Meeting Minutes
April 16, 2026

The Meeting was called to order at 7:05PM– Held via Zoom.

PRESENT

President:	Keith D’Costa
Treasurer:	Jay Sethi
Secretary:	Jennifer Sun
Member:	Jeremy Wong
Davin Management:	Emily Brunner



ABSENT

Member:	Ivan Morton
Vice President:	Laura Mills

ADOPTION OF PREVIOUS MEETING MINUTES

The Strata Council approved the minutes from the council meeting held on January 22, 2026.

FINANCIAL REPORT

The Strata Council agreed to adopt the financial statements from December – February 2026, as prepared by Davin Management Ltd.

BUSINESS ARISING

Balcony Deck Posts – The Strata Council did a walk-through of the complex to access the balcony deck posts and have confirmed that multiple units need immediate attention. The council agreed to request a quote for repairs for both deck posts.

Drainage Flushing – The Strata Council agreed to ratify the decision to approve of the invoice from EdenFlo for completing drainage flushing in the complex.

Garage Door Repairs – The Strata Council agreed to ratify the decision to approve of the invoice from Buck’s Garage to complete repairs at a unit.

Electrical Planning Report & Depreciation Report – The Strata Council agreed to review both reports over the next month. Once approved, both reports will be available for review and upon request. They will be circulated electronically only. This is due to the large volume of pages.

The Strata Council agreed unanimously to put a hold/pause on approving any new EV2 Chargers and other high voltage consumption electrical upgrades like radiant floor heaters, instant water heaters, heat pumps, etc. This will remain in effect until the Strata Council decides on the next step in dealing with the Electrical Planning Report.

Summary from Reliance - “Overall, the electrical infrastructure at the site is limited and presents some constraints to complete full electrification. The addition of Level 2 EV charging equipment with an EV Management system could be implemented with minimal electrical system modifications. However, conversion of the unit furnaces and hot water supply systems to equivalent energy-efficient heat pump systems could require upgrades to the main electrical infrastructure or the integration of battery energy storage systems and would need to be confirmed by an electrical and mechanical engineer.

“Unit electrical and gas equipment has been identified as per discussions with the Corporation at the time of the inspection. Should existing electrical/gas equipment vary from those reported the corporation may provide relevant details to update the report accordingly.

“A staged or phased approach for major electrical system upgrades is recommended as this approach allows for periodic reviews of overall system performance, assessment of cumulative load impacts arising from incremental changes, and confirmation that existing and future system capacity remains sufficient to safely and reliably accommodate additional phases.”

Terry van Staden, P. Eng. (RELIANCE Asset Consulting)

Waived Fees – The Strata Council reviewed a unit’s outstanding balance and determined that as the outstanding balance is from before 2015 and no longer collectable, the amount has been waived.

NEW BUSINESS

Garage Ceiling concerns – The Strata Council agreed to obtain a quote for a unit, with reports of a moldy spot in the garage ceiling.

Overflowing Rain Gutters – The Strata Council agreed to contact WestPoint to investigate the overflowing gutters at multiple units.

Maintenance Updates – The Strata Council reviewed the maintenance plan for the complex and agreed to table the window and siding cleaning until next year, as this is something that is completed every other year.

Fire Hydrant Quote – The Strata Council reviewed the report from Elite Sprinklers and agreed to obtain a quote for the valve replacement that was noted to not be working correctly.

Heat Pump Legal Matter – The Strata Council had one member leave the meeting to discuss the ongoing heat pump issue. The Strata Council ratified the decision to obtain legal advice regarding this situation.

Unapproved Heat Pump Installation Fines – The Strata Council agreed to ratify the decision to continue to fine the unit owner in question for the unapproved heat pump installation, as the council continues to discuss this item and how to rectify the issue.

Reminders – The Strata Council would like to remind all owners of the following items:

- 1. Garbage Bins** – Owners leaving their garbage bins, recycling bins and personal items lying around their units are subject to being fined according to the strata bylaws. Please store your bins and other items inside your unit and not on the common property.
- 2. Please pick up after your pets** – the council continues to receive complaints of dog waste on the common property, which also restricts the landscapers from completing their work.
- 3. Spring Cleaning** – decks and patios must be cleaned and completed by May 31st, 2026. Failure to do so, the Strata Council will bring in a contractor to power wash the deck/patio. The unit owner will be responsible for the cost incurred to have this completed.
- 4. Fire lane & visitor parking** – the council has noticed an increase in misuse of the visitor parking and fire lane parking. Warning and fine letters are being distributed as needed, please respect the parking bylaws. Vehicles can be towed away at the owner’s cost, according to the Cypress Ridge Bylaws.

5. **Festive Lights** – please ensure all festive lights have been taken down, as the bylaws state this needs to be completed by January 31st.
6. **Smoking** – Please refrain from smoking on the common property. The Strata Council ask that you respect your neighbours and follow the bylaws in place to ensure that individuals do not cause a nuisance of any owners enjoyment of the common property or another strata lot/unit. Bylaw 3.1 addresses this and any disrespectful behaviour will result in fines accordingly.

Water Restrictions – “As of May 1, 2026, the City of Surrey, Along with Metro Vancouver, has implemented Stage 2 water restrictions due to low snowpack and projected drought, prohibiting all lawn watering and unnecessary wastage. These restrictions are in effect until October 15, 2026. Trees, shrubs and flowers can be watered at 5AM to 9AM via sprinklers or anytime by hand.” The Strata Council would like to remind all owners to respect the water restrictions, which will be strictly enforced by the City.

Thank you for your cooperation and for helping maintain a clean and respectful community environment.

CORRESPONDENCE

The Strata Council sent out warning letters to multiple units for parking in the visitor parking on more than one occasion.

The Strata Council received an email from an owner concerned about fencing and the wildlife is getting into the complex and causing issues. The Strata Council reviewed the email and agreed to discuss it in the upcoming meeting.

The Strata Council received an email about concerns with the ongoing water logging issue in the complex. The council received the email and agreed to discuss it in the upcoming meeting.

There being no further business, the meeting was adjourned at 8:18PM

NEXT MEETINGS

June 11, 2026 at 7PM via Zoom.

Emily Brunner

Strata Agent

ebrunner@davinltd.com - www.davinltd.com

#1 -10180 – 153rd Street Surrey, BC, V3R 0B5

P: 604-594-5643 F: 604-594-5071

In the event of an emergency please call the office line directly, press “0” for reception during business hours and “1” after hours to reach the answering service.