

Cypress Ridge – LMS 4529

Council Meeting Minutes

August 13, 2026

The Meeting was called to order at 7:04PM – Held in Clubhouse.

PRESENT

President:	Keith D'Costa
Vice President:	Laura Mills
Treasurer:	Jay Sethi
Member:	Ivan Morton

ABSENT

Member:	Jennifer Sun
Member:	Jeremy Wong
Davin Management:	Emily Brunner

ADOPTION OF PREVIOUS MEETING MINUTES

The Strata Council approved the minutes from the council meeting held on June 11, 2026.

FINANCIAL STATEMENTS

The Strata Council agreed to adopt the financial statements from May and June 2026, as prepared by Davin Management Ltd. Discussion included:

- Council to follow up with Davin Management regarding certain accounts receivable items.
- Add for discussion next meeting – contingency funds investment options.

BUSINESS ARISING FROM PREVIOUS MINUTES

Balcony post repairs for two units – Council approved quote for replacement of two units balcony support posts. Davin to schedule work, advise affected owners, arrange removal of items blocking repair area.

Depreciation Report – Council forwarded comments/revisions for draft 2 of the report to Reliance. Awaiting reply before adopting.

Fire Quotes – Council to continue investigation and discussion of the quotes regarding fire safety.

Website Management – Two council members will share the responsibility to manage the website.

Heat Pump Information Session – Council agreed to move forward with information gathering in preparation of a future owner information session regarding unit heat pumps for the complex.

Fencing – Council agreed to investigate other style / material options for the front fence and obtain additional quotes.

CRT Claim Update - One council member left the meeting. Remainder of council discussed the ongoing heat pump issue. Strata received a CRT Claim in relation to the unapproved heat pump installation,

responded to the Claim and filed a Counterclaim with the CRT. Council will seek legal advice when deemed necessary.

NEW BUSINESS

Driveway concern at one unit – Contractor was unable to access the unit to investigate the reported driveway/garage concrete concern. Davin to arrange an alternate date.

Mold on ceiling of one unit – Contractor confirmed the issue is due to a design flaw at the time of construction. The repairs are the responsibility of the unit owner.

CORRESPONDENCE

Response from unit owner received regarding complaints of uncleanness, etc. Council appreciates the owner's response and actions to adhere to bylaws. Davin will communicate with the owner that any debris left from previous owner can be disposed of immediately.

Letter received regarding resident misusing visitor parking. Davin to send a warning letter immediately to advise the vehicle will be subject to towing if misuse continues.

Council will further review previous investigation and remediation efforts related to water-logging beside a unit. So far, landscaping measures have been added to reduce erosion, and the drains in the area are being flushed regularly to maintain proper water flow.

There being no further business, the meeting was adjourned at 8:36PM

NEXT MEETINGS

Regular Meeting – TBD, Annual General Meeting – November 26, 2026

Minutes prepared by Strata Council.

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.