

**“RICHARDS LIVING”  
STRATA CORPORATION BCS4213  
1088 RICHARDS STREET  
VANCOUVER, BC**

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**MINUTES OF THE STRATA COUNCIL MEETING OF THE OWNERS OF  
RICHARDS LIVING, STRATA PLAN BCS4213, HELD IN THE VERSAILLES A  
ROOM, SUTTON PLACE HOTEL, 845 BURRARD STREET, VANCOUVER, BC, V6Z  
2K6 ON TUESDAY, NOVEMBER 8<sup>TH</sup>, 2011 AT 8:10 P.M.**

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**IN ATTENDANCE**

Eran Lavie                      Liana Fung  
Nina Wagner                  Johnny Wu  
Carrie Christenson        Karen So  
James Li

**REPRESENTING RANCHO MANAGEMENT SERVICES (B.C.) LTD.**

Chris Sargent, Senior Strata Agent  
Baldev Sondhi, Strata Agent

**1.     CALL TO ORDER**

The meeting was officially called to order at 8:11 p.m. It was agreed to determine positions at the next meeting.

**2.     RULES AND REGULATIONS**

As per the instruction at the Annual General Meeting, Rancho presented Council with draft wording in regards to Rules and Regulations with regards to Residents Moving into and out of the project and Visitor Parking.

After discussion it was **MOVED, SECONDED** and **CARRIED** to unanimously approve both the Rules and Regulations as presented.

**3.     BULLETIN BOARD**

Rancho presented a quotation for a bulletin board in the mail room for \$1,050 + HST. It was noted that this bulletin board is locked which would prevent unapproved postings of things such as real estate listings. After discussion, it was **MOVED, SECONDED** and **CARRIED** to unanimously approve this expenditure

**4.     CAR WASH**

Rancho presented a quotation for providing water in one of the parking spots so that a car wash area could be established. Rancho advised that the quote seemed expensive and they are in the process of obtaining two (2) more quotes which will be presented at a future council meeting.

5. **NEXT MEETING**

The next meeting will be a Strata Council Meeting and has been scheduled for **Monday, December 5<sup>th</sup>, 2011 at 6:30 p.m.** (Strata Council Members only).

6. **TERMINATION OF MEETING**

There being no further business to discuss, it was **MOVED, SECONDED, and CARRIED** to terminate the Strata Council Meeting at 8:20 p.m.

Respectfully submitted,



Baldev Sondhi, Strata Agent  
Rancho Management Services (B.C.) Ltd.  
Agents for Strata Plan BCS4213  
600-1190 Hornby Street, Vancouver, BC, V6Z 2K5  
Phone: (604) 684-4508 (**24 HOUR EMERGENCY SERVICES**)  
Direct Line: (604) 331-4281

**HOLIDAY GREETINGS**

**At this time, Rancho Management Services would like to wish everyone the best of the Holiday Season!**

**Please note that during the Christmas Holidays and the New Year period any emergency situations can be handled by contacting Rancho's 24 hour emergency number.**

**RANCHO'S CHRISTMAS HOURS**

|  |                          |
|--|--------------------------|
| <b>FRIDAY, DECEMBER 9<sup>th</sup></b>   | <b>CLOSED AT 1:00 PM</b> |
| <b>FRIDAY, DECEMBER 23<sup>rd</sup></b>  | <b>CLOSED AT 3:00 PM</b> |
| <b>MONDAY, DECEMBER 26<sup>th</sup></b>  | <b>CLOSED</b>            |
| <b>TUESDAY, DECEMBER 27<sup>th</sup></b> | <b>CLOSED</b>            |
| <b>FRIDAY, DECEMBER 30<sup>th</sup></b>  | <b>CLOSED AT 3:00 PM</b> |
| <b>MONDAY, JANUARY 2<sup>nd</sup></b>    | <b>CLOSED</b>            |

**STRATA CORPORATION BCS 4213  
Richards**

**VISITOR PARKING BYLAWS**

- (1) Visitor parking in the designated BCS4213 visitor parking space shall be on a first come first served basis.
- (2) Parking permits issued by the strata corporation must be placed on the dashboard of the visiting motor vehicle with the pass number visible, or they may be subject to being towed at the vehicle owner's sole risk and expense.
- (3) A maximum of one visitor parking permit will be issued to each strata lot. Parking permits are the property of the strata corporation.
- (4) Lost or stolen tags must be reported immediately to the management company and a charge of \$50.00 per parking permit will be levied for a replacement of the lost or stolen parking permit. Lost or stolen permits will be voided from the system and the new permits will be activated.
- (5) The visitor parking spaces are intended for the exclusive use of individuals who are visiting a resident of BCS4213 or by tradespeople who are providing a special service to the building. Any other use contravenes this bylaw.
- (6) Visitors will not park a motor home, trailer, tractor, boat or equipment of any kind in a visitor parking space.
- (7) A resident's personal vehicles must not be parked in the visitor stalls with or without the visitor's parking permit.
- (8) Visitor parking shall be limited to a maximum duration of 18 hours, unless prior approval is arranged with the concierge. Under no circumstances may a motor vehicle be parked overnight or make use of visitor parking for more than three (3) consecutive days without an extended visitor parking pass. Furthermore, no motor vehicle may make use of visitor parking for more than seven (7) days per month.
- (9) Residents who allow friends or relatives to regularly park motor vehicles (i.e. for daily work in the area) will lose their visitor parking privileges. These types of arrangements do not fall under the "visitor" category for parking in the building.

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**MOVING IN/OUT**

- (1) An Owner must pay the cost of \$100 for four (4) hours for having a security guard present while an Owner/Resident moves in the building.
- (2) An Owner must pay the cost of \$100 for four (4) hours for having a security guard present while an Owner/Resident moves out of the building.