

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

**MINUTES OF THE STRATA COUNCIL MEETING OF THE OWNERS OF
“RICHARDS LIVING”, STRATA PLAN BCS4213, HELD IN THE MEETING ROOM
AT 1088 RICHARDS STREET, VANCOUVER, BC, ON THURSDAY, APRIL 5TH, 2012
AT 6:30 P.M.**

IN ATTENDANCE

Liana Fung - President
James Li – Vice President
Karen So - Treasurer
Carrie Christenson - Secretary
Nina Wagner
Eran Lavie

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

Chris Sargent, Senior Strata Agent
Baldev Sondhi, Strata Agent

REGRETS

Johnny Wu

1. **CALL TO ORDER**

There being a quorum present, the meeting was officially called to order at 6:35 p.m.

2. **GUEST ATTENDANCE**

Mr. Filip Kolobara from Thyssen Elevators attended the meeting to give an update on the steps the company has taken and taking to ensure improvement in the performance of the elevators. Mr. Kolobara, being the account representative for Richards, had been asked to appear at the meeting to address concerns from the Strata Council. He reviewed the Company's response on the observations made in a report prepared by KJA and assured the Council that the Company will continue to make efforts towards better performance of the elevators. After some questions from the Council Members which were answered by Mr. Kolobara, the Strata Council thanked him for his attendance and was excused from the meeting.

3. **ADOPTION OF PREVIOUS MEETING MINUTES**

The Strata Council reviewed the last Strata Council Meeting minutes of February 27th, 2012. There being no errors or omissions, it was **MOVED**, **SECONDED** and **CARRIED** to approve the minutes as presented and circulated.

4. **FINANCIAL STATEMENTS**

The Strata Council reviewed the financial statement for the two month period ending February 2012. A few questions raised by the Council Treasurer were answered by Rancho. It was then **MOVED, SECONDED** and **CARRIED** to approve the financial statements for the period ending February 2012. The Council also reviewed a list of arrears. Rancho advised the Council that some of the unit Owners who were substantially in arrears have been issued lien warning letters.

5. **BUSINESS ARISING FROM PREVIOUS MEETING**

a) **Elevator Performance Audit:**

The Strata Council reviewed two options on the quotes for maintenance of the elevators as submitted by Thyssen Elevators. The first option was a regular contract providing coverage for five days a week while the other providing for coverage 24/7. Both the options were discussed at length after which it was **MOVED, SECONDED** and **CARRIED** to approve the option with 24/7 coverage for a term of five (5) years and for a price of \$2800 per month. The contract will be effective July 1st, 2012.

b) **Deficiencies - General:**

The Strata Council reviewed a list of common area deficiencies prepared by staff. The Council was advised that the Developer has already addressed some of the deficiencies while others are in the process. The next update will be provided to the Council at the next Council meeting.

c) **Concrete Dust in Parkade:**

The Council was advised that the entire parkade area was power washed recently after the work on the concrete dust was completed. The numbers on the parking stalls that were erased were painted.

d) **Painting of Parkade Lobbies:**

Rancho advised the Council that the matter of painting of the floors in the elevator lobbies has been taken up with the Developer as the latter had initially promised to paint these areas. Rancho will follow it up and report back the progress in the matter.

e) **Installation of Surveillance Cameras:**

The Strata Council was advised that installation of eight surveillance cameras in strategic locations of common areas has been completed. All the cameras are now working. The Council reviewed a quote to convert the already existing three cameras installed by the Developer to IP system and bring them together with the new system. After a brief discussion, it was **MOVED, SECONDED** and **CARRIED** to approve a quote submitted by Reliable Security Systems for conversion of the three cameras at a cost of \$1385 plus taxes.

5. **BUSINESS ARISING FROM PREVIOUS MEETING – CONT'D**

f) **Stop & FOB:**

Council was advised that a 'Stop & Fob' system at the main entrance shall be installed in the last week of April 2012 as the parts are on order.

g) **High Security Bike Room:**

The Strata Council reviewed a quote to convert one of the bike rooms into a high security room so that residents could park their expensive bikes in the room at a nominal cost. After discussion, it was agreed that before incurring the expenditure, a survey should be conducted to gauge Residents' interest in it. After a brief discussion, Rancho was instructed to take out an appropriate memo for Residents in this regard and report to the Council on the response received.

6. **NEW BUSINESS**

The following business was discussed:

- Suitable signs for residents making them aware of the installed cameras at various locations in common areas.
- Lock Box for On-Call technicians from Thyssen Elevators.
- To check door closures in Gym & other areas.
- Move some of the items of the new furniture for back lobby to the main lobby.
- Grass at the front. Rancho to ask Paraspace for a quote.
- Elevator accessibility problem from the back door when visitors are buzzed in.
- Elevator #2 fob access problem.

7. **CORRESPONDENCE**

Owners are encouraged to write to Strata Council, via Rancho Management Services, on any Strata related matter (i.e. suggestions, concerns, etc.). Correspondence can be sent to Rancho's office at #600-1190 Hornby Street, Vancouver, B.C., V6Z 2K5, or by fax to 684-1956 or by email to bsondhi@ranchogroup.com.

It was **MOVED**, **SECONDED** and **CARRIED** to issue fines as instructed by Strata Council.

8. **NEXT MEETING**

The next meeting will be a Strata Council Meeting and has been scheduled for **Thursday, May 3rd, 2012 at 6.30 p.m.** to be held in the meeting room on the 9th floor.

9. **TERMINATION OF MEETING**

There being no further business to discuss, it was **MOVED**, **SECONDED**, and **CARRIED** to terminate the Strata Council Meeting at 8:15 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
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Direct Line: (604) 331-4281

INSURANCE

Please be reminded that the Strata's policy only covers the original fixtures installed in the Strata lot by the Developer (i.e. hardwood floors installed by the Developers are covered by the Strata's insurance policy, but hardwood floors installed by an Owner after the time of purchase are not covered by the Strata's insurance policy). As per the Act, Owners are required to have insurance for their contents, improvements and betterments, liability, and insurance deductible. Owners should consult an insurance agent to ensure that they have proper coverage.