

**“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, JULY 12th, 2012
AT 6:30 P.M.**

IN ATTENDANCE

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

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

Chris Sargent, Senior Strata Agent
Baldev Sondhi, Strata Agent

REGRETS

Eran Lavie
Johnny Wu

1. **CALL TO ORDER**

There being a quorum present, the meeting was officially called to order at 6:45 p.m.

2. **ADOPTION OF PREVIOUS MEETING MINUTES**

The Strata Council reviewed the last Strata Council Meeting minutes of June 7th, 2012. There being no errors or omissions, it was **MOVED, SECONDED** and **CARRIED** to approve the minutes as presented and circulated.

3. **FINANCIAL STATEMENTS**

The Strata Council reviewed the financial statement for six month period ending May 2012. A few questions raised by the Council members were answered by Rancho. It was then **MOVED, SECONDED** and **CARRIED** to approve the financial statements for the period ending May 2012. The Council also reviewed a list of arrears.

4. **BUSINESS ARISING FROM PREVIOUS MEETING**

a) **Elevator Performance:**

The Strata Council was advised that a follow up report by KJA Consultants in response to the compliance report prepared by ThyssenKrupp has been forwarded to the Elevator Company. Some of the deficiencies noted in the original report have been addressed while the rest are not yet completed.

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

a) **Elevator Performance – Cont'd:**

As instructed by Council, a seven year maintenance contract on 24/7 basis has been signed with the Company with effect from July 1st wherein maintenance on all calls regardless of day or time shall be rendered free except for vandalism incidents. No such agreement had existed since the building came into operation in October/November 2011. The company also agreed to waive the maintenance for the foregone period.

b) **Deficiencies - General:**

The Strata Council reviewed a list of common area deficiencies prepared by staff. The Council was advised that the Developer is in the process of addressing the deficiency report. Rancho advised the Council that at a meeting with the Developer shortly to be held, the matter will be discussed with the latter to speed up their rectification.

c) **Surveillance Cameras in Elevators:**

The Strata Council reviewed and discussed quotes for installation of surveillance cameras in the three elevators and one in elevator lobby on the main floor. This was necessitated due vandalism incidents in the past and some inconsiderate Resident letting their pets dirty the areas and other such infractions. After some discussion, it was **MOVED, SECONDED** and **CARRIED** to approve a quote submitted by Reliable Security Solutions at a price of \$4985 plus taxes. These cameras will be integrated with the current IP camera system already in place.

d) **High Security Bike Room:**

The Council was advised that a second quote on installing the high security bike room shall be presented at the next Council meeting.

5. **NEW BUSINESS**

The following business was discussed:

- Suitable signs for Residents making them aware of the installed cameras at various locations in common areas – **On order.**
- 'No pets on grass' signs to be installed – **On order.**
- No Pets on the 9th Floor – **On order**

6. **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.

7. **NEXT MEETING**

The next meeting will be a Strata Council Meeting and has been scheduled for **Thursday, September 6th, 2012** at **6:30 p.m.** to be held in the meeting room on the 9th floor.

8. **TERMINATION OF MEETING**

There being no further business to discuss, it was **MOVED, SECONDED,** and **CARRIED** to terminate the Strata Council Meeting at 7:30 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

EXTENDED ABSENCE

Owners/Residents who are going away for an extended period of time must make arrangements to have someone inspect their suite on a regular basis. The following are suggested steps to be taken when planning on leaving for thirty (30) days or more:

- Notify the Concierge Staff of your absence
- Leave an emergency contact phone number
- Turn off all water supply lines in your suite (Concierge staff can provide you with assistance if required)
- It is advisable that you have your suite checked at least once a week.

