

**“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, JUNE 7TH, 2012
AT 6:30 P.M.**

IN ATTENDANCE

James Li – Vice President
Carrie Christenson - Secretary
Nina Wagner
Eran Lavie
Johnny Wu

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

Chris Sargent, Senior Strata Agent
Baldev Sondhi, Strata Agent

REGRETS

Liana Fung
Karen So

1. **CALL TO ORDER**

There being a quorum present, the meeting was officially called to order at 6:40 p.m.

2. **ADOPTION OF PREVIOUS MEETING MINUTES**

The Strata Council reviewed the last Strata Council Meeting minutes of April 5th, 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 five month period ending April 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 April 2012. The Council also reviewed a list of arrears.

There was a discussion in regards to an insurance deductible chargeback of \$5,000. Despite repeated requests the amount has not been paid by the Owner. It was then **MOVED, SECONDED** and **CARRIED** to charge interest on the outstanding amount.

4. **BUSINESS ARISING FROM PREVIOUS MEETING**

a) **Elevator Performance:**

The Strata Council reviewed and discussed the performance of the elevators and expressed their displeasure at their poor performance. After some discussion,

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

a) **Elevator Performance – Cont'd:**

Rancho was instructed to take the matter with the company with a view to finding a solution to their recurrent failures and ask them to respond to the breakdown calls more quickly.

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. After some discussion, Rancho was instructed to follow up the matter with the Developer for their speedy resolution.

c) **Installation of Surveillance Cameras:**

The Council was advised that all the original cameras installed by the Developer have been converted to IP system and brought together with the new system.

d) **Stop & FOB:**

Council was advised that a 'Stop & Fob' system at the main entrance was now in operation. A memo in this regard was put up in the common areas with a view to educating the residents of their operations.

e) **High Security Bike Room:**

The Council was advised that a total of 23 responses were received from the Owners/Residents. Considering the necessity of such a room, with added security features, which can be used by Residents to store their expensive bikes, the Council instructed Rancho to obtain another quote for Council's review at the next meeting.

f) **Lock Box for VFD:**

The Council was advised that a lock box containing keys to the building has been installed at an appropriate place so that the Fire Department can have access to the keys.

g) **Richard Street Boulevard Lawns:**

The Council reviewed a quote obtained from Paraspace to address the problem of lack of growth of turf in some of the retainers outside on the Richards Street, specifically in front of the main entrance. After a brief discussion, Rancho was instructed to refer this matter to the Developer as deficiency and follow up the matter with them.

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.
- Garbage Room memo advising the residents on the need to properly dispose of their stuff.

5. **NEW BUSINESS – CONT'D**

- 'No pets on grass' signs to be installed.
- Owners should be fined if their suite is involved in an unscheduled move.
- No Pets on the 9th Floor
- Water on Garbage Room Floor
- Set-up a Pet Registry System
- Strata Council instructed Rancho to issue bylaw infractions for improper items stored on balconies.

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, July 12th, 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 8:10 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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COMMUNICATION

Under the Strata Property Act, Strata Agents work for the Owners of the Strata Corporation. When selling your unit, the Strata Agent may only communicate with the Owner or the Seller's Agent upon presentation of the written verification of such a relationship.

Due to privacy reasons, the Strata Agent cannot communicate information about the Strata Corporation or your strata lot with potential purchasers or the agents for the purchasers without written authorization from the Strata Lot Owner. All questions or concerns should be directed to the Strata Lot Owner or the Strata Lot Owner's agent.