

**“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, NOVEMBER 8TH,
2012 AT 6:30 P.M.**

IN ATTENDANCE

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

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

Chris Sargent, Senior Strata Agent
Baldev Sondhi, Strata Agent

REGRETS

Nina Wagner
Eran Lavie
Johnny Wu

1. **CALL TO ORDER**

There being a quorum present, the meeting was officially called to order at 6:55 p.m.

2. **ADOPTION OF PREVIOUS MEETING MINUTES**

The Strata Council reviewed the last Strata Council Meeting minutes of October 4th, 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 September 2012. A few questions asked by Council members were answered by Rancho. It was noted that the Contingency Reserve Fund Balance stood at \$105,564 and the Strata had a surplus of \$45,990 as at the end of this financial period. It was then **MOVED, SECONDED** and **CARRIED** to approve the financial statements for the period ending September 2012. The Council also reviewed a list of arrears.

4. **BUSINESS ARISING FROM PREVIOUS MEETING**

a) **Deficiencies - General:**

Rancho advised the Strata Council that the matter in regards to the remaining deficiencies is being followed up with the Developer and the latter will be asked to speed up compliance. Further update will be provided to the Council at the next meeting. The common area property warranty expires on December 28th, 2012. All major electrical systems (i.e. electrical, plumbing, heating etc.) expire on September 28th, 2013.

b) **High Security Bike Room:**

The Council was advised that security to one of the bike rooms has been fortified with a view to allow residents to put their expensive bikes in there. A general notice in this regard shall be published encouraging residents to keep their expensive bikes in this room. A nominal fee of \$10 per month will be charged to residents who would wish to use this room for storage of their bikes.

c) **Window Cleaning:**

It was noted that cleaning of all the inaccessible windows was completed.

d) **Parkade Wash:**

It was noted that all levels of the underground parkade were cleaned and pressure washed.

5. **NEW BUSINESS**

The following business was discussed:

- **Draft Budget 2012/2013:** The Strata Council reviewed the draft proposed budget for the upcoming year. The budget will be further discussed and finalized at the next Council meeting.
- **Proposed changes to the Bylaw:** The Council reviewed proposed changes to the bylaws and agreed to further discuss them at the next Council meeting.
- **Annual Fire Inspection:** The Council was informed that the mandatory Annual Fire Inspection has been scheduled for November 27th. An appropriate notice shall be sent to all the Owners.
- **Management Contract:**
The Strata Council reviewed the Management Contract Proposal for the year 2013. After a brief discussion it was **MOVED, SECONDED** and **CARRIED** to approve the Management Proposal Contract as submitted by Rancho Management Services.

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 **Monday, December 10, 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 7:15 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
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

FRIDAY, DECEMBER 14th	CLOSED AT 1:00 PM
MONDAY, DECEMBER 24th	CLOSED AT 3:00 PM
TUESDAY, DECEMBER 25th	CLOSED
WEDNESDAY, DECEMBER 26th	CLOSED
MONDAY, DECEMBER 31st	CLOSED AT 3:00 PM
TUESDAY, JANUARY 1st, 2013	CLOSED