

**“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, OCTOBER 4TH,
2012 AT 6:30 P.M.**

IN ATTENDANCE

Liana Fung – President
James Li – Vice President
Karen So – Treasurer
Nina Wagner
Johnny Wu

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

Baldev Sondhi, Strata Agent

REGRETS

Chris Sargent, Senior Strata Agent
Carrie Christenson – Secretary
Eran Lavie

1. **CALL TO ORDER**

There being a quorum present, the meeting was officially called to order at 6:30 p.m.

2. **ADOPTION OF PREVIOUS MEETING MINUTES**

The Strata Council reviewed the last Strata Council Meeting minutes of September 6th, 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 August 2012. A few questions asked by Council members were answered by Rancho. It was noted that the Contingency Reserve Fund Balance stood at \$100,269 and the Strata had a surplus of \$43,778 as at the end of this financial period. It was, then, **MOVED, SECONDED** and **CARRIED** to approve the financial statements for the period ending August 2012. The Council also reviewed a list of arrears.

4. **BUSINESS ARISING FROM PREVIOUS MEETING**

a) **Deficiencies - General:**

Rancho advised the Strata Council that a meeting with the developer was held recently and a list of general deficiencies reviewed and discussed. Upon review it has been noted that more than 50% of the deficiencies have been addressed. The Developer is working on the rest of them. Rancho is constantly following up the matter with the Developer. Further update will be provided to the Council at the next meeting.

b) **Surveillance Cameras in Elevators:**

It was noted that installation of surveillance cameras inside the elevators is complete now. The surveillance will help track down violators.

c) **High Security Bike Room:**

The Council was advised that one of the bike rooms on P1 level has been fortified now. A memo will be published soon for all the residents to encourage them to keep their expensive bikes in the room number 19. A nominal fee of \$10 per month will be charged to residents who would wish to use this room for storage of their bikes.

d) **Window Cleaning:**

Cleaning of all the inaccessible windows is in progress. Residents have already been notified in this regard. The awning in front of the building shall also be cleaned of all the dirt and cigarette butts.

e) **Parkade Wash:**

It was noted that many areas of the underground parkade are dirty again. The Council was advised that cleaning of the parkade will be arranged shortly.

5. **NEW BUSINESS**

The following business was discussed:

- Back door in the Alley area not closing properly
- Gym door opening out should be closing automatically. Residents are still wedging it open.

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, November 8th, 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
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Direct Line: (604) 331-4281

SECURITY

For the security of everyone, residents are reminded to **NOT** let strangers into the building. This helps to prevent vandalism and helps keep the building security at its highest level.