

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

IN ATTENDANCE

Liana Fung -President
Karen So – Treasurer
Carrie Christenson - Secretary
Eran Lavie

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

Chris Sargent, Senior Strata Agent
Baldev Sondhi, Strata Agent

REGRETS

Johnny Wu
Nina Wagner
James Li

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 July 12th, 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 July 2012. There being no questions, it was **MOVED, SECONDED** and **CARRIED** to approve the financial statements for the period ending July 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. The Developer has advised that they are making efforts to address the deficiencies as soon as they can they will provide us an update in this regard shortly. Yet another meeting with the Developer’s representative has been scheduled next week to review and discuss the mechanical deficiencies, in particular. The meeting will be attended

by a representative from Latham's, our mechanical and HVAC contractors. The Council will provide an update on the status of deficiencies at the next Council meeting.

b) **Surveillance Cameras in Elevators:**

The Strata Council was advised that installation of cameras in the elevators is in process. The process was stalled for some time due to compliance with various requirements laid by the Safety Authority. After clearing these formalities, the matter is moving forward now and installation process will be completed in about two weeks.

c) **High Security Bike Room:**

The Strata Council reviewed two quotes for conversion of one the bike rooms into a high security bike room with some added security features. The room is being prepared to allow residents to park their expensive bikes in the room and discourage them from keeping the bikes in their units as it has been observed that a few residents are keeping their bikes on their balconies. After some discussion, it was **MOVED, SECONDED** and **CARRIED** to proceed in the matter. It was also agreed that a nominal fee of \$10 per month be charged to residents who would wish to use this room for storage of their bikes. An appropriate memo in this regard shall be issued soon after the room is ready for use.

5. **NEW BUSINESS**

The following business was discussed:

- The issue of poor drainage in front on the Richards Street was discussed. The Council instructed to have the pavers installed in lieu of grass to stop the water from pooling in that area.
- Elevator # 1 giving free access to P3 without the use of fobs– to be repaired
- Air Flow in the Exercise Room – to check with Latham's if there is air conditioning provided.
- Awning in front of building unclean – to be cleaned or hosed down.
- P3 light not working.

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, October 4th, 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 7:10 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
Phone: (604) 684-4508 (**24 HOUR EMERGENCY SERVICES**)
Direct Line: (604) 331-4281

STRATA FEES/PRE-AUTHORIZED DEBIT

Should you ever have any questions regarding your strata account, please feel free to contact our Strata Accounts Receivables Department at: 604-331-4268. Owners who are not yet on Pre-Authorized Debit (P.A.D.) Program, our preferred payment option, should contact the same number to obtain a form. The P.A.D. Program is a convenient payment method whereby we can debit your account with your monthly strata fees on the first of every month.