

STRATA CORPORATION BCS2495
"POMARIA"
1455 HOWE STREET
VANCOUVER, BC

MINUTES OF THE STRATA COUNCIL MEETING OF THE OWNERS OF STRATA PLAN BCS2495 "POMARIA", HELD IN THE MEETING ROOM, LOBBY AREA, 1455 HOWE STREET, VANCOUVER, B.C. ON WEDNESDAY, NOVEMBER 21ST, 2007 AT 6:30 P.M.

PRESENT:

Sam Farhangi – President	Larisa Struk
Douglas Ward – Vice President	Chris Grant
Brian Murphy – Secretary	Ali Molavi
John Allen – Treasurer	

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

Joseph Tsang, Senior Property Manager

1. **CALL TO ORDER**

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

2. **ELECTION OF OFFICERS**

The first order of business after an Annual General Meeting is the election of officers for the new Strata Council. The following members were either nominated or volunteered for the following positions:

- Sam Farhangi, President
- Douglas Ward, Vice President
- Brian Murphy, Secretary
- John Allen, Treasurer

It was **MOVED**, **SECONDED**, and **CARRIED** to elect the above noted members to their respective offices.

3. **PREVIOUS MEETING MINUTES**

Council was informed that normally at a meeting like tonight, the Council will need to approve the minutes from the previous Strata Council Meeting. This being the first Council Meeting, there is no previous meeting minutes to approve.

4. **FORMATION OF COMMITTEES**

It was suggested that establishing various committees would assist the Strata Council in the overall operation of the building. Thus, a decision was made to formulate the following committees:

Common Area Deficiency Committee

Sam Farhangi (h), John Allen, Douglas Ward

Security Committee

Ali Molavi (h), Brian Murphy

Bylaw House Rules Committee

Chris Grant (h), Larisa Struk

Contract Committee

Douglas Ward (h), John Allen

Landscaping Committee

Sam Farhangi (h), Brian Murphy

The Strata Council would like to thank the above noted members for volunteering their time to serve on the various committees.

5. **FINANCIAL REPORT**

Council was told that the financial statements for the Strata Corporation are being prepared on a monthly basis, and are usually ready by the middle of the following month. Therefore, the first financial statements for “Pomaria” will be for the period commencing November 1st, 2007.

It was noted that Council will review year to date bank statements as well as the status of strata fee collections. It was also noted that the strata fiscal year end is October 31st.

6. **BUSINESS ARISING FROM PREVIOUS MEETING**

a) **Geothermal Maintenance Agreement:**

Council was provided with contract documents pertaining to the geothermal system which was signed with Terasen Gas. Basically, the Developer has entered into a twenty-five (25) years operating and maintenance agreement with Terasen with respect to the loop field system at a monthly cost of \$6,891. As previously advised, the essence of the geothermal system is a reduction in consumption of fossil fuel and discharge of carbon dioxide gas into the atmosphere.

b) **Existing Services Contract for “Pomaria”:**

Council was provided with copies of service agreement for the building, which were signed prior to the Strata Council being established. They are:

- Rancho contract for providing property management services
- Llot’s contract for providing cleaning services
- CMI’s contract for providing concierge/security services
- Smithrite’s contract for providing waste removal services, and
- PCO for pest control services

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

b) **Existing Services Contract for "Pomaria" – Cont'd:**

Council was also provided with documents with respect to the lease agreement for the building's enterphone systems as well as the two (2) mortgages for the Guest Suites (Unit 303). Upon reviewing the purchase and sale contract, it was observed that the GST charge was 7% instead of 6%. The Property Manager was asked to write to Qualex requesting reimbursement for the difference.

c) **Future Services Contract to Consider:**

Council was informed that the maintenance services contract for the building mechanical system have not been awarded, and that proposals are forthcoming from Latham's and Keith Plumbing and Heating. Additionally, Council was presented with quotes to consider for the following services:

- Elevator
- Landscaping
- Fire Inspection
- Window Cleaning, and
- HVAC

7. **CORRESPONDENCE**

Owners are encouraged to write Strata Council via Rancho Management Services on any strata related matter. Correspondence can be mailed to Rancho's office at 701-1190 Hornby Street, Vancouver, B.C., V6Z 2K5, or by fax to (604) 684-1956, or by e-mail to josephsang@ranchogroup.com.

Correspondence received from Owners was presented to Council for review and instruction was given on how to respond.

8. **NEW BUSINESS**

a) **Visitor Parking Tag:**

Council was informed that visitor parking tags have been ordered for "Pomaria", and that each strata lot will be given one (1) such tag when visitor parking stalls are available for use. Overnight and/or extended parking must be approved by the Concierge staff, and a special pass issued.

b) **Flowering Pots:**

A discussion was held with respect to flowering pots placed on top of the concrete pillars in front of some townhouses. It was agreed that from an aesthetic perspective, the pots are not consistent and therefore do not project a uniform appearance to the building. Furthermore, concerns were expressed with respect to the fact that the current pots are not secured and represent a liability. It was decided that Owners of townhouses may place planters (and other objects) within the confines of their patios, but no objects are to be placed on top of the concrete pillars. The Property Manager is to write to those Townhouse Residents with flowering pots requesting their removal.

8. **NEW BUSINESS – CONT'D**

c) **Gym Equipment Placement:**

A letter was received from an Owner with respect to the placement of the gym equipments and the fact that the universal is too close to the treadmills. Council shared this view and requested the Property Manager to make arrangement to have the equipments spaced out evenly. Council also requested the Property Manager to approach Qualex and request that the warranty information for all equipment be provided, as one (1) of the elliptical machines is already acting up and needs servicing.

d) **Construction Activities:**

It has been observed that the trades are working in the building right at 7:30 a.m., and that jack hammering noises could be heard at the same time. Such actions have resulted in unwanted distress to those Residents who are working from home. The Property Manager was asked to write to Qualex and request that no construction activities shall commence until 8:30 a.m., even though the City of Vancouver bylaw allows a start of 7:30 a.m.

e) **Walk About:**

Council requested that a walk about be scheduled with Qualex, in an effort to allow Council Members to be more familiar with the building, and its operations.

f) **Form K:**

The Property Manager was asked to ensure that all investor Owners submitted the required form “K” for their tenants.

g) **Security:**

A discussion was held regarding the fact that the building remains under construction and trades are constantly entering and exiting. The parking gates have been opened and this is causing an unacceptable breach in security for the Residents. Qualex will be requested to ensure that all entrances are secured at all times.

h) **Balcony Alterations:**

A letter was received from an Owner requesting approval for tiling of a balcony. It was agreed that the work may only proceed on condition that the Owner obtain written assurance from Qualex stating that such change to the balcony would not jeopardize any of the original building warranties.

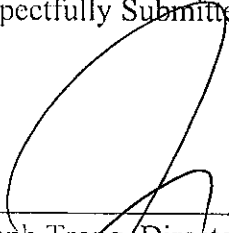
9. **NEXT MEETING**

The next meeting will be a Strata Council Meeting. The meeting has been tentatively scheduled for **Wednesday, January 23, 2008 at 6:30 p.m.**

10. **TERMINATION**

There being no further business to discuss, it was **MOVED, SECONDED, and CARRIED** to terminate the Meeting was terminated at 9:05 p.m.

Respectfully Submitted,



Joseph Tsang, Director of Property Managers
Rancho Management Services (B.C.) Ltd.
701-1190 Hornby Street, Vancouver, BC, V6Z 2K5
Phone: 684-4508 (**24 HOUR EMERGENCY SERVICES**)
Direct Line: (604) 331-4253
E-mail: josephtsang@ranchogroup.com

HOLIDAY GREETINGS

At this time, Rancho Management Services would like to wish everyone the best of the Holiday Season!

Please note that during the Xmas Holidays and the New Year period any emergency situations can be handled by contacting Rancho's 24 hour emergency number.

RANCHO'S XMAS HOURS

FRIDAY, DECEMBER 15	CLOSED AT 1:00 PM
FRIDAY, DECEMBER 22	CLOSED AT 3:00 PM
MONDAY, DECEMBER 25	CLOSED
TUESDAY, DECEMBER 26	CLOSED
FRIDAY, DECEMBER 29	CLOSED AT 3:00 PM
MONDAY, JANUARY 1	CLOSED