

**THE AQUARIUS  
STRATA PLAN LMS 3903  
1199 Marinaside Crescent  
1111 Marinaside Crescent  
198 Aquarius Mews  
189 Davie Street**

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**MINUTES OF THE STRATA COUNCIL MEETING OF STRATA PLAN LMS3903,  
THE AQUARIUS, HELD IN THE MEETING ROOM OF THE CLUB AQUARIUS AT  
188 AQUARIUS MEWS, VANCOUVER, BC ON TUESDAY, JULY 11<sup>TH</sup>, 2006 AT 6:30  
P.M.**

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**IN ATTENDANCE:**

Orval Wright (President) Dieter Kirste  
Don Grenfal (Treasurer)  
Evert Gerretsen

**REPRESENTING RANCHO MANAGEMENT SERVICES (BC) LTD.:**

Chris Sargent, General Manager  
Terry Li, Senior Property Manager

**REGRETS:**

Julie Mattes (Secretary)  
Glenn Taylor (Vice President)  
Craig Ehman

**GUESTS:**

Residents of Townhouse F

1. **CALL TO ORDER**

There being a quorum, the meeting was officially called to order by the Council President, Mr. Orval Wright, at 6:30 p.m.

2. **GUEST PRESENTORS**

The Residents of Townhouse F attended the meeting to discuss with Council a particular situation pertaining to a Bylaw contravention and get some clarification on the Bylaw infraction. Council Members thanked the Residents for attending the meeting and noted that the Property Manager will have Councils' response regarding the infraction after they provide certain information in writing.

3. **ADOPTION OF THE MINUTES**

It was **MOVED**, **SECONDED**, and **CARRIED** to adopt the minutes of June 13<sup>th</sup>, 2006 as presented.

4. **COMMITTEES**

a) **Finance Committee Report:**

The Strata Council Treasurer, Mr. Don Grenfal, presented the financial statements to the Strata Council members for the period ending May 31<sup>st</sup>, 2006. Mr. Grenfal noted that as of May 31<sup>st</sup>, 2006, the Strata Corporation is operating at a deficit of approximately \$10,000.00.

Mr. Grenfal noted that an on-site meeting was held with the Building Supervisor, Mr. Ken Davies, wherein Mr. Grenfal explained to Council members the cost of the increasing electricity consumption. Overall, the Treasurer noted that compared with the year-to-date of last year, consumption and utilities are generally higher. A review of the Environment Canada Statistics for Vancouver weather does show that “Heating Days” statistics do confirm that December to May were cooler than the previous two years. This has resulted in increased gas and steam consumption over the last six months. The Treasurer will continue to monitor the budget financial statements closely and report back to Council at future meetings.

After discussion, it was **MOVED, SECONDED, and CARRIED** to approve the financial statements for the period ending May 31<sup>st</sup>, 2006 as presented.

b) **Mechanical Committee Report:**

The Mechanical Committee headed by Mr. Dieter Kirste provided a report to Council on various issues.

Highlights of the Mechanical Committee report included the possible replacement of a heat exchanger. This is a large piece of equipment and will cost substantial amounts of money. The Mechanical Committee will investigate into possibly having this repair done in-house.

c) **Landscaping Committee Report:**

The Landscaping Committee headed by Mr. Evert Gerretsen informed the Strata Council that a quotation was obtained from Para Space Landscaping pertaining to the passage in the upstairs third level pond. This passage has deteriorated overtime and the wood siding surrounding this passage needs to be repaired. The Para Space quote replacing the wooden siding is too expensive, therefore Mascone & Bros. will be asked to provide quotes on alternative ideas

Mr. Gerretsen also noted that the forms for the amenity room booking has now been updated and is available at the Concierge desk or online at Rancho’s website. It was **MOVED, SECONDED, and CARRIED** to eliminate the “24 hours per day” from Rule 4(b).

After further discussion, it was **MOVED, SECONDED, and CARRIED** to accept the Landscaping Committee report as presented.

5. **BUSINESS ARISING FROM PREVIOUS MINUTES/PROPERTY MANAGEMENT REPORT**

a) **Metal Lockers:**

Rancho met with Norstad, the company supplying metal lockers to various buildings. Council reviewed the various styles of lockers and requested that prices of the different styles be presented to Council at the next meeting.

b) **Stop and FOB Improvement:**

Strata Council discussed various methods to improve the security at the entrance gate. It was noted that Residents are still not abiding by the Rules of stopping, fobbing, waiting for the gate to close, and then entering into the P1 level. After much discussion, it was decided that a quotation be obtained for another camera and monitor that would be installed at the entrance to show all vehicles and Residents entering the parkade.

Mr. Dieter Kirste will arrange for a few Council members to meet with the proposed supplier towards the end of July 2006 for further discussion on improvement of the security entrance gate.

c) **Building Supervisor's Report:**

Strata Council reviewed the Building Supervisor's report for the month of June 2006. After discussion, it was **MOVED, SECONDED, and CARRIED** to approve the Building Supervisor's report.

d) **Property Manager's Report:**

Highlights of the June 2006 Property Manager's report included the following:

- The portable camera has been purchased for installation at various common areas. This camera will be used to monitor vandalism or other Bylaw infractions throughout the common areas of the complex. The Strata Council members will decide on the various locations and it will be installed as soon as possible.
- It was noted that the compilation of Owner's and tenant information had been completed and an updated listing of Residents and other information could now be completed.

After discussion, it was **MOVED, SECONDED, and CARRIED** to approve the Property Manager's report.

6. **NEW BUSINESS**

a) **Staff Function:**

Strata Council has decided that the Annual Staff Appreciation Social will be held on Friday, July 28<sup>th</sup>, 2006 between 5:00 p.m. and 7:00 p.m. Notices will be sent out to Staff Members informing them of this social.

6. NEW BUSINESS – CONT'D

b) Fob Reader:

A Council member noted that a FOB reader in the parkade may not be functioning. Rancho will have the Building Supervisor investigate into this FOB reader and have it fixed as soon as possible.

c) Damaged Stop Sign:

A Council member noted that the stop sign located at the entrance to the parkade has been damaged. Rancho will follow up with the Building Supervisor.

d) Garbage Patrol:

A Council member noted that the staff should pay more attention to the garbage and litter situation in the Aquarius I area. Rancho will ensure that the patrols are done more frequently.

e) Temperature Control:

Council instructed Rancho to present a heating protocol for various aspects of the building.

7. CORRESPONDENCE

Council reviewed all the correspondence that had been received since the last meeting and gave instructions to Rancho on how to respond. Owners are encouraged to write Strata Council c/o Rancho Management on Strata Council matters.

Correspondence should be mailed to #701-1190 Hornby St., Vancouver, BC, V6Z 2K5, faxed to 604-684-1956, e-mailed to tli@ranchogroup.com, or left for the Property Manager at the Concierge desk.

All Owners who wish the Strata Council to review correspondence should submit their correspondence to Rancho's office by no later than 9:00 a.m. the Thursday morning before each Council Meeting. Any correspondence received after this date will be reviewed at a subsequent meeting.

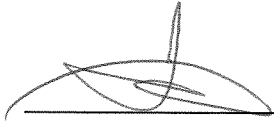
8. NEXT MEETING

The next meeting will be a Strata Council Meeting, and has been scheduled for **Tuesday, August 8<sup>th</sup>, 2006** at 6:30 p.m. in the board room located at 188 Aquarius Mews Vancouver, BC.

9. TERMINATION OF MEETING

There being no further business, it was **MOVED, SECONDED, and CARRIED** to terminate the meeting at 9:45 p.m.

Respectfully submitted,



Terry Li, Senior Property Manager  
Rancho Management Services (B.C.) Ltd.  
701-1190 Hornby Street, Vancouver, B.C. V6Z 2K5  
Agents for Strata Plan LMS3903  
Phone: (604) 684-4508 (24-HR. EMERGENCY SERVICES)  
Direct Line: (604) 331-4267  
Email: tli@ranchogroup.com

### **STRATA FEES/PRE-AUTHORIZED PAYMENT**

Should you ever have any questions regarding your strata account, please feel free to contact our Accounts Receivables Department at: 604 331-4258. You can also contact this number if you would like to be set up on Pre-Authorized Payment, whereby we can debit your account with your monthly strata fees. If you are paying by cheque, owners are reminded that strata fees are due on the first of every month. Cheques received later than the first, may result in late penalties being assessed.