

**SHAWN OAKS
STRATA CORPORATION VR855
5505 - 5585 OAK STREET, VANCOUVER, B.C.**

**MINUTES OF THE STRATA COUNCIL MEETING OF STRATA PLAN VR855, HELD IN
UNIT #2 AT 5545 OAK STREET, VANCOUVER, B.C., ON TUESDAY, MARCH 3, 2009
AT 7:00 P.M.**

IN ATTENDANCE

Brian Ferris – President
Delton Fallis – Vice President
Jane Kim

Lanie Fajardo – Co-Secretary
Teresa Londero – Co-Secretary
Bill Thompson - Treasurer

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

Patrick Frechette, Strata Agent

REGRETS

None

1. CALL TO ORDER

There being a quorum, the meeting was officially called to order at 7:00 p.m.

2. CARETAKER'S REPORT

The Resident Caretaker, Viviana, was on vacation as of today's meeting. Accordingly, there was no Caretaker's Report for this month.

3. APPROVAL OF PREVIOUS MEETING MINUTES

It was **MOVED**, **SECONDED**, and **CARRIED** to adopt the previous Strata Council Meeting Minutes of February 3, 2009, as presented.

4. MANAGEMENT REPORT

a) Roof Repair/Roof Replacement Update:

The Strata Agent informed the Strata Council that a Special General Meeting has been called for Wednesday, March 11, 2009 at 7:00 p.m., which is to be held at Van Dusen Botanical Garden, to present and discuss with Owners the report prepared by RDH on the condition of the cabana. The Strata Agent informed the Strata Council that the roof has now been completed and that RDH has requested the 10% hold-back to be released, less a set amount of money that would continue to be held by RDH until the remaining deficiencies have been rectified.

b) Envelope Repair at 6-5565:

The Strata Agent reported to the Strata Council that as of today's meeting, all the repairs to the exterior wall and within the suite at 6-5565 have now been completed.

4. **MANAGEMENT REPORT – CONT'D**

c) **Upgrade of Exit Lights with LEDs:**

As requested at the last Strata Council Meeting, the Strata Agent presented further information on the potential amount of energy savings that the upgrade of exit lights with LEDs would provide the Strata. After discussion, it was **MOVED**, **SECONDED**, and **CARRIED** to approve the quote from Mac's Electric to upgrade all the exit lights within the complex with new LEDs, with the exception of the exit sign in the Cabana.

d) **Common Area Lighting:**

The Strata Agent reported to the Strata Council that Mac's Electric has been on-site a number of times to investigate the source of the problem pertaining to the common area lighting. As of today's meeting, the source has not yet been found. After discussion, the Strata Council instructed Rancho Management to request a quote from Mac's Electric for the rewiring of that portion of the courtyard lights

e) **Swimming Pool Maintenance:**

The Strata Agent reported to the Strata Council that Imperial Pool Paddock is in the process of submitting a quote for the repairs and maintenance of the pool.

5. **GARDENING REPORT**

There was no gardening report at this time.

6. **BUILDING/GROUNDS REPORT**

There were no building/grounds reports presented at this time.

7. **PUBLIC RELATIONS/ACTIVITIES**

There are four (4) units for sale in the complex: 5-5525; 1-5535; 6-5565; and 5-5575.

8. **TREASURER'S REPORT**

The Strata Council Treasurer, Mr. Bill Thompson, presented to the Strata Council a report pertaining to the Financial Statements for the period ending January 31, 2009. It was noted that the total cash on-hand was \$64,145, which included the Contingency Fund of \$57,233.

9. **CORRESPONDENCE**

Owners are encouraged to write Strata Council, via Rancho Management Services, on any Strata related matter (*i.e. suggestions, concerns, etc.*). Correspondence can be placed in the drop box at 5555 Oak Street, sent to Rancho's office at #701 - 1190 Hornby Street, Vancouver, BC V6Z 2K5, or by fax to 604-684-1956, or by email to pfrechette@ranchogroup.com.

There was no correspondence submitted at this time.

10. **NEW BUSINESS ARISING FROM PREVIOUS MEETING MINUTES**

a) **Homeowner Insurance:**

A Strata Council Member brought to the attention of the Strata Council that following the replacement of the roof, Owners may be able to receive a discount on their personal home insurance. All Owners are recommended to contact their Insurance Company to inquire about receiving a discount on their personal home insurance.

11. **NEXT MEETING**

The next meeting will be a **Special General Meeting** and has been scheduled for **Wednesday, March 11, 2009**, at **7:00 p.m.** It will be held in the "**Cedar Room**" at **VanDusen Botanical Garden**, which is located at **5251 Oak Street**, Vancouver, B.C.

12. **TERMINATION OF MEETING**

There being no further business, it was **MOVED, SECONDED, and CARRIED** to terminate the meeting at 8:15 p.m.

Respectfully Submitted,



Patrick Frechette, Strata Agent
Rancho Management Services (BC) Ltd.
#701-1190 Hornby Street, Vancouver, B.C. V6Z 2K5
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Direct Line: 604-331-4262
Email: pfrechette@ranchogroup.com

COMMUNICATION WITH STRATA COUNCIL

Strata Council welcomes the opportunity to serve you by keeping the lines of communication open at all times. Owners are, therefore, invited to write the Strata Council via Rancho Management Services at 701-1190 Hornby Street, Vancouver, BC, V6Z 2K5, on any Strata Corporation matters. Correspondence received will be presented and reviewed by Strata Council. In the event Rancho can answer your questions about standard Strata Corporation-related matters, please call us at (604) 684-4508.