

**SHAWNNOAKS
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, APRIL 7, 2009
AT 7:00 P.M.**

IN ATTENDANCE

Brian Ferris – President	Jane Kim
Delton Fallis – Vice President	Bill Thompson - Treasurer

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

Patrick Frechette, Strata Agent

REGRETS

Lanie Fajardo – Co-Secretary
Teresa Londero – Co-Secretary

1. **CALL TO ORDER**

There being a quorum, the meeting was officially called to order at 7:05 p.m.

2. **CARETAKER'S REPORT**

The Resident Caretaker, Viviana, presented a report to the Strata Council pertaining to the items that have arisen over the past couple of months.

- On February 10th, 2009, Mr. Cam Brister picked up a mattress and other junk from the garbage ramp.
- On February 11th, 2009, 'Overhead Door' fixed the damaged exit gate.
- On February 12th, 2009, 'Mac's Electric' repaired the wall lights at 5575 and 5585.
- On February 16th, 2009, 'Milani Plumbing' fixed a leaking hot water pipe located in the parking area in front of 5575.
- On February 17th, 2009, 'Milani Plumbing' was on-site again to fix two more leaks on the same pipe.
- On February 23rd, 2009, 'Overhead Door' fixed the exit gate which was stuck open.
- On March 5th, 2009, 'Coinomatic' repaired a dryer at 5575 and 'Milani' cleaned the heat exchanger of the domestic hot water boiler.
- On March 10th, 2009, 'Mac's Electric' replaced all the parking exit lights with new LED ones.

2. **CARETAKER'S REPORT – CONT'D**

- On March 23rd, 2009, 'A-Pro Locksmith' fixed a broken lock at 5575 laundry room.
- On March 27th, 2009, 'Milani Plumbing' unplugged the bathroom sink and bathtub at #5-5515.
- On April 6th, 2009, 'A-Pro Locksmith' installed eight (8) padlocks with unique key for the roof latches.

3. **APPROVAL OF PREVIOUS MEETING MINUTES**

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

4. **MANAGEMENT REPORT**

a) **Roof Replacement/Remediation of the Cabana:**

The Strata Agent presented to the Strata Council a proposal from RDH Building Engineering for consulting services regarding the rehabilitation of the cabana. After discussion, the Strata Council instructed the Strata Agent to go back to RDH Building Engineering to receive more clarification on some of the items on the proposal and to mainly request that RDH Building Engineering re-work their fee schedule. The Strata Agent also informed the Strata Council that the holdback from the roof replacement has been released to TEK Roofing. A final on-site meeting also took place to settle on the remaining deficiencies.

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

As requested at the last Strata Council Meeting, upgrade of the exit lights with LEDs has been completed.

c) **Common Area Lighting:**

The Strata Agent presented to Strata Council a quote from Mac's Electric for the rewiring of the defective portion of the courtyard lights. The quote was for \$2,500 (not including the cost of digging). After discussion, the Strata Council then **MOVED**, **SECONDED**, and **CARRIED** to approve the quote from Mac's Electric.

d) **Swimming Pool Maintenance:**

The Strata Agent reported to the Strata Council that Imperial Pool Paddock has provided a quote for the repairs and maintenance of the pool. The cost presented for replacing the pool heater was \$4,560 (plus GST) and the set rate presented for repairing damaged areas of the pool with new plaster was \$65 per hour (plus GST with an estimate time of eight to ten (8-10) hours). After discussion, the Strata Council instructed the Strata Agent to gather a quote from another company in order to compare pricing.

5. **GARDENING REPORT**

The Strata Agent distributed a copy of the gardening report submitted by Nassa Selwin from the Gardening Committee. The Strata Council reviewed the report and after discussion, the Strata Council instructed the Strata Agent to forward a copy of the report to the landscaping company for them to attend to.

6. **BUILDING/GROUNDS REPORT**

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

7. **PUBLIC RELATIONS/ACTIVITIES**

There are three (3) units for sale in the complex: 5-5525; 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 February 28, 2009. It was noted that the total cash on-hand was \$61,325, which included the Contingency Fund of \$58,257.

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.

- Request for an exemption to the rental bylaw by way of hardship.
- Request to install security fencing on the portion of the ground.

The Strata Council instructed Rancho Management on how to respond.

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

There was no new business.

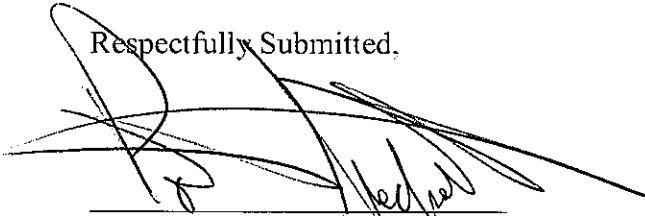
11. **NEXT MEETING**

The next meeting will be a **Strata Council Meeting**. It has been scheduled for **Tuesday, May 5, 2009**, at 7:00 p.m. and will be held in Unit #2 at 5545 Oak Street, Vancouver, BC.

12. **TERMINATION OF MEETING**

There being no further business, it was **MOVED, SECONDED, and CARRIED** to terminate the meeting at 8:40 p.m.

Respectfully Submitted,



Patrick Frechette, Strata Agent
Rancho Management Services (BC) Ltd.
#701-1190 Hornby Street, Vancouver, B.C. V6Z 2K5
Phone: 604-684-4508 **(24-HOUR EMERGENCY SERVICES)**
Direct Line: 604-331-4262
Email: pfrechette@ranchogroup.com

INSURANCE

Please be reminded that the Strata's policy only covers the original fixtures installed in the Strata lot by the Developer (ie. hardwood floors installed by the Developers are covered by the Strata's insurance policy, but hardwood floors installed by an Owner after the time of purchase are not covered by the Strata's insurance policy). As per the Act, Owners are required to have insurance for their contents, improvements and betterments, liability, and insurance deductible. Owners should consult an insurance agent to ensure that they have proper coverage.