

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

**MINUTES OF THE STRATA COUNCIL MEETING OF STRATA PLAN VR855, HELD IN
THE CABANA AT 5585 OAK STREET, VANCOUVER, B.C., ON TUESDAY, MAY 5, 2009
AT 7:00 P.M.**

IN ATTENDANCE

Brian Ferris – President	Jane Kim
Delton Fallis – Vice President	Bill Thompson – Treasurer
Lanie Fajardo – Co-Secretary	Teresa Londero – Co-Secretary

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 7:05 p.m.

2. **CARETAKER'S REPORT**

The Resident Caretaker, Viviana, presented a report to Strata Council.

- On April 8th, 2009, 'Milani Plumbing' repaired three (3) outside cold water pipes.
- On April 9th, 2009, 'Overhead Door' fixed the exit gate.
- On April 20th and 21st, 2009, 'Service Master' was on-site to clean the common area carpet.
- On April 22nd, 2009, 'Coinomatic' repaired a washer at 5515.
- On April 23rd, 2009, 'Tek Roofing' removed the debris in front of the cabana.
- On April 23rd, 2009, 'City Irrigation' fixed a broken sprinkler pipe (north of 5545).
- On April 28th, 2009, 'Milani Plumbing' replaced two (2) hot water pipes in the parkade.
- On May 1st, 2009, 'Latham's' repaired the heating system (replaced a failed thermocouple).
- On May 5th, 2009, 'Latham's' was on-site to investigate a leak at #3-5535. The leak was caused by a dishwasher. The technician also repaired a leaking heater (replaced a valve) and connected the bathroom fan.

3. **APPROVAL OF PREVIOUS MEETING MINUTES**

It was **MOVED, SECONDED, and CARRIED** to adopt the previous Strata Council Meeting Minutes of April 7, 2009, as presented.

4. **MANAGEMENT REPORT**

a) **Remediation of the Cabana:**

The Strata Agent presented to Strata Council information submitted by RDH Engineering in response to Strata Council's request for clarification on the proposal and the re-working of the fee schedule. After discussion, Strata Council instructed the Strata Agent to obtain two (2) more proposals from other engineering firms for their consulting services on the rehabilitation of the cabana for the next meeting.

b) **Common Area Lighting:**

The Strata Agent reported to Strata Council that the re-wiring of the defective portion of the courtyard lights has been completed and that the area will be put back to its original condition.

c) **Swimming Pool Maintenance:**

The Strata Agent reported to Strata Council that a representative from Alka Pool Construction Ltd. was on-site to review the damaged areas of the pool and to gather information on the swimming pool heater that needs to be replaced. A quote will follow shortly to which the Strata Agent will forward to Strata Council for review.

d) **Pest Control:**

It was brought to the attention of the Strata Agent that woodpeckers have made a hole in the wood-siding on the east side of the balcony covering at #5-5575 Oak Street. The Strata Agent presented Strata Council with a quote from CARE Pest Control for the amount of \$485.00 (plus GST) to remediate the infestation. After discussion, Strata Council decided to **TABLE** the quotes and will look into alternative solutions to the problem.

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 was no public relations/activities report at this time.

8. **TREASURER'S REPORT**

The Strata Council Treasurer, Mr. Bill Thompson, presented to Strata Council a report pertaining to the financial statements for the period ending March 31, 2009. It was noted that the total cash on-hand was \$62,732, which included the Contingency Fund of \$59,274.

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, supported by legal and financial documents.
- Letter from Owners sharing their recommendations and concerns on the usage of the pool area in the coming months.

The Strata Council instructed Rancho Management on how to respond.

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

a) **Pool Opening:**

Strata Council would like to inform all Residents that due to needed repair, the opening of the pool has been delayed. Residents will be notified once the pool is ready. Please be advised that on May 22, 2009, Viviana, the Caretaker, will remove all chairs from the cabana for Residents to clean and keep for use throughout the season. Unclaimed chairs remaining on May 24, 2009 will be placed back in the cabana for the season.

b) **Painting of Exit Lights:**

A Strata Council Member brought to the attention of Strata Council that some of the exit light brackets needs painting. A Council Member also volunteered to do the work. After discussion, it was approved.

c) **Annual General Meeting:**

The next Annual General Meeting is scheduled for **Tuesday, June 23, 2009** at 7:00 p.m. and will be held in the "Cedar Room" at **VanDusen Botanical Gardens**, located at **5251 Oak Street (37th & Oak St.)**, Vancouver, BC. Registration is scheduled to begin at 6:45 p.m.

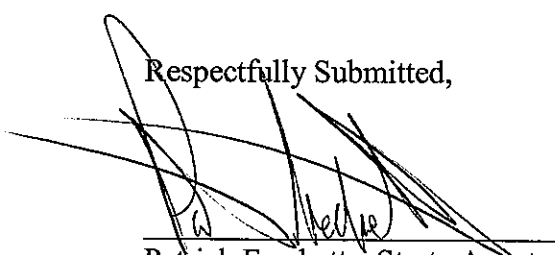
11. **NEXT MEETING**

The next meeting will be a **Strata Council Meeting**. It has been scheduled for **Tuesday, June 2, 2009** at 7:00 p.m. and will be held in the "Cabana" at 5585 Oak Street, Vancouver, BC.

12. **TERMINATION OF MEETING**

There being no further business, it was **MOVED, SECONDED, and CARRIED** to terminate the meeting at 8:55 p.m.

Respectfully Submitted,



Patrick Frechette, Strata Agent
Rancho Management Services (BC) Ltd.
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RANCHO'S INTERNET SITE

Rancho's website has been updated with lots of new features. We invite you to check us out at <http://www.ranchovan.com>. Any questions and comments can be forwarded to us by email at: pmgr@ranchogroup.com, or by calling us at: (604) 684-4508.