

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

**MINUTES OF THE STRATA COUNCIL MEETING OF STRATA PLAN VR855, HELD IN
UNIT 6 – 5535 OAK STREET, VANCOUVER, B.C., ON TUESDAY, AUGUST 4TH, 2009 AT
7:00 P.M.**

IN ATTENDANCE

Delton Fallis, *Vice President*
Teresa Londero, *Secretary*

Jane Kim, *Treasurer*
Frank Bernstein

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

Mike Elliott, *Strata Agent*

REGRETS

Brian Ferris, *President*
Gary Boras
Bill Thompson

1. CALL TO ORDER

There being a quorum present, the meeting was officially called to order at 7:03 p.m.

2. CARETAKER'S REPORT

As the caretaker, Viviana, is currently on vacation, there was no caretaker report this month.

3. APPROVAL OF PREVIOUS MEETING MINUTES

There being no errors or omission, it was **MOVED, SECONDED, and CARRIED** to adopt the previous meeting minutes of July 7th, 2009 as presented.

4. MANAGEMENT REPORT

a) Roof Replacement/Remediation of the Cabana:

As Council would be meeting with the newly formed Cabana Committee, it was decided to TABLE discussion on this issue until the meeting has taken place.

b) Roof Overhang:

A quote to install cladding for the roof overhang was reviewed and the Strata Agent was instructed to contact the contractor and inquire if this price includes the corner gables.

4. **MANAGEMENT REPORT – CONT'D**

c) **Dryer Vent Cleaning:**

The dryer vents have been scheduled to be cleaned on August 13th, 2009. A quote will also be obtained to clean the vents in suites that have installed their own washer/dryer.

d) **Flashing Parkade:**

Council was presented with a quote to repair the flashing in the parkade as many pieces have rusted and leaks are beginning to form. However, due to the high price, the Strata Agent was advised to obtain a second (2nd) quote as well as look into the option of concrete injection as possible solution.

e) **Balcony Repairs:**

A quote was obtained for repairs to various balconies with damage. However, the price was higher than expected and Council instructed the Strata Agent to obtain yet another quote.

f) **Chain Link Fence:**

Council was presented with one (1) quote to extend the chain link fence by the parkade entrance but decided to TABLE this until a second (2nd) quote was obtained. It was also mentioned that residents have observed people climbing over the gate on the North side of the complex and a price will be obtained to extend the existing chain link to cover this area.

g) **Chimney Cleaning:**

Council was presented with two (2) quotes to have the in-suite chimneys cleaned but will be clarifying some of the details before making a final decision.

5. **GARDENING REPORT**

There was no report at this time, however, it was decided that Frank Bernstein would be the contact person for the Gardening Committee.

6. **BUILDING/GROUNDS REPORT**

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

7. **PUBLIC RELATIONS/ACTIVITIES**

The "Shawnoaks" summer potluck will be hosted sometime in August. Notices of such event will soon be posted up in the breezeways.

8. **TREASURER'S REPORT**

Ms. Jane Kim, the treasurer, presented to the Council a report pertaining to the financial statements for the period ending June 30, 2009.

It was noted that the total cash on-hand was \$65, 273.69 which included the Contingency Fund of \$60, 998.97. Ms. Kim then briefly went over expenses for the past month.

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 melliott@ranchogroup.com.

Correspondences were received from Owners.

- A request from an Owner to receive payment from an outstanding invoice for work performed in their suite.

Council instructed the Strata Agent on how to respond.

10. **NEW BUSINESS**

a) **Unauthorized Renovation:**

A resident recently removed a load bearing wall during an unauthorized renovation causing damage to a neighbouring suite. A structural engineer will be brought in to assess the damage and all associated cost will be charged back to this owner. Residents are reminded of the following bylaws 7.7:

7.7 (a) Alterations or changes to the electrical, heating and plumbing systems, or to the structural integrity of the strata complex, which shall include the installation of washers and dryers, water filtering systems and mechanical ventilation, are not permitted without prior written permission from the Strata Council.

Council may rely on the advice of competent professionals to assure that the current standards would be met by such changes, and the cost of such advice will be borne by the owner proposing the alterations.

b) **Pool Hours:**

Residents are reminded that the pool is open during daylight hours only.

11. **NEXT MEETING**

The next Strata Council Meeting has been scheduled for **September 8th, 2009** at **7:00 p.m.** and will be held in Unit 6-5535 Oak Street, Vancouver, BC.

12. **TERMINATION OF MEETING**

There being no further business, it was **MOVED, SECONDED, and CARRIED** to terminate the meeting at 9:26 p.m.

Respectfully Submitted,



Michael Elliott, Strata Agent

Rancho Management Services (BC) Ltd.

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Direct Line: 604-331-4280

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RANCHO'S INTERNET SITE

Rancho's website contains lots of features such as accessing minutes and bylaws online. We invite you to check us out at <http://www.ranchovan.com>. The log in for Shawnoaks is VR855, and the password is shawnoaks5087. Any questions and comments can be forwarded to us by email at: pmgr@ranchogroup.com or by calling us at: (604) 684-4508.