

**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 5505-5585 OAK STREET, VANCOUVER BC, ON WEDNESDAY, MAY 30TH, 2007 AT 6:00 P.M.

IN ATTENDANCE

Arnold Selwyn – President
Jane Kim - Vice President
Gerry Millett - Secretary

Bill Thompson - Treasurer
Yee Pang
Delton Fallis

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

Gus Ramirez, Property Manager

REGRETS

Brian Ferris

1. CALL TO ORDER

There being a quorum, the meeting was officially called to order at 6:05 p.m.

2. RESIDENT MANAGER'S REPORT

The Resident Manager, Jean Louis, presented a report pertaining to the status of items that have occurred over the past months. These items included the following:

- Tree Care has recently been onsite in order to provide the Strata with a price quotation for trimming all the poplar trees and for trimming away some of the trees in front of unit #7-5575 Oak Street.
- The domestic hot water boiler has recently been malfunctioning. As such, Latham's has been in to repair the problem with the igniter of the boiler.
- There has been recent skunk activity at unit #2-5525 Oak Street in the patio area. As such, Care Wildlife Control was called to resolve the problem. Care is awaiting the approval from the Council to proceed with rectifying the problem. After discussion, the Strata Council instructed the Resident Caretaker to have Care Pest Control proceed with the above noted work.
- It was noted there is a hole in the fence on the north side of the property. The gate was taken apart when the paving work was done last year but never repaired. After discussion, the Strata Council instructed the Resident Caretaker to have the above noted gate repaired.

The Resident Manager was then excused from the meeting.

3. APPROVAL OF PREVIOUS MEETING MINUTES

It was **MOVED, SECONDED, and CARRIED** to approve the Strata Council Meeting minutes of May 2nd, 2007 as distributed.

4. **MANAGEMENT REPORT**

a) **Budget:**

The Strata Council was presented with a draft of the 2007/2008 Proposed Operating Budget. It was noted that the budget assumes no increase in the overall Strata fees. After discussion, it was **MOVED, SECONDED, and CARRIED** to proceed with presenting the above noted budget to the Owners at the Annual General Meeting for consideration and approval.

b) **Annual General Meeting Agenda:**

The Strata Council reviewed a draft of the Annual General Meeting Agenda. It was noted that there is one (1) $\frac{3}{4}$ vote Resolution pertaining to the roof replacement work. The $\frac{3}{4}$ vote Resolution calls for a Special Levy in the total amount of \$1,042,924.00. Rancho also presented a payment schedule for the levy. After discussion, it was **MOVED, SECONDED, and CARRIED** to proceed with presenting the above noted Special Levy and to provide the Owners with a payment schedule of three (3) installments or one (1) lump sum on one date.

The Annual General Meeting has been scheduled for Thursday, June 21st, 2007 at 7:00 p.m. in the Cedar Room at the VanDusen Gardens. Official notice of the meeting will be sent to All Owners in accordance with the notice provisions of the *Strata Property Act*.

5. **GARDENING REPORT**

There was no gardening report presented at this time.

6. **BUILDING/GROUNDS REPORT**

There was no gardening report presented at this time.

7. **PUBLIC RELATIONS/ACTIVITIES**

There was no public relations/activities report.

8. **TREASURER'S REPORT**

The Treasurer, Mr. Bill Thompson, presented the year-end financial statements to the Strata Council for the period ending April 30th, 2007. He noted that the total cash on hand was \$85,548.00 which included the contingency fund of \$72,552.00.

9. **CORRESPONDENCE**

Owners are encouraged to write to the Strata Council, via Rancho Management Services, on any strata related matter. Correspondence can be placed in the drop box at 5555 Oak Street, mailed to Rancho's office at #701-1190 Hornby Street, Vancouver, BC, V6Z 2K5, faxed to Rancho's office at 604-684-1956, or e-mailed to gramirez@ranchogroup.com.

9. **CORRESPONDENCE – CONT'D**

The following correspondence was received:

- An Owner requesting clarification on various building issues;
- An Owner requesting the repair of the lot in front of the Owners' unit;
- An Owner expressing concern with regards to other Residents using the Laundry Room before the stated starting time of 8:00 a.m.

After reviewing the correspondence, the Strata Council instructed Rancho on how it wishes to respond.

10. **NEW BUSINESS**

a) **Household Garbage:**

The Strata Council would like to remind all Owners to ensure that your household garbage is properly bagged before being taken to the building's garbage bins. Specifically, it was noted that some Residents are using bags with holes in them, which is causing some debris and liquid to be dropped onto the carpet in the common areas of the building.

b) **Carpet Cleaning:**

The Strata Council instructed Rancho to have all the breezeway carpets cleaned.

c) **Lock Box:**

A discussion ensued with regards to adding a lock box in order to have common area keys in them for emergency purposes. The lock box will be accessible only to Council Members. After discussion, the Strata Council instructed Rancho to have a lock box installed with the various keys for the common area rooms.

11. **NEXT MEETING**

The next meeting will be an Annual General Meeting and has been tentatively scheduled for Thursday, June 21st, 2007 at 7:00 p.m. at the VanDusen Gardens.

12. **TERMINATION OF MEETING**

There being no further business, it was **MOVED, SECONDED, and CARRIED** to terminate the meeting at 7:00 p.m.

Strata Council Meeting
Held on Wednesday, May 30th, 2007

Respectfully Submitted,



Gus Ramirez, Property Manager
Rancho Management Services (BC) Ltd.
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Phone: 604-684-4508 (24-HOUR EMERGENCY SERVICES)
Direct Line: 604-331-4251
Email: gramirez@ranchogroup.com

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