

**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, MARCH 7TH, 2007 AT 6:30 P.M.

IN ATTENDANCE

Jane Kim - Vice President
Gerry Millett - Secretary

Bill Thompson - Treasurer
Delton Fallis

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

Gus Ramirez, Property Manager

REGRETS

Arnold Selwyn – President
Yee Pang
Brian Ferris

1. **CALL TO ORDER**

There being a quorum, the meeting was officially called to order at 6:30 p.m.

2. **APPROVAL OF PREVIOUS MEETING MINUTES**

It was **MOVED, SECONDED**, and **CARRIED** to approve the Strata Council Meeting Minutes of December 6th, 2006 and February 7th, 2007 as distributed.

3. **MANAGEMENT REPORT**

a) **Skunk Problems:**

The Strata Council was informed that a Resident at 5525 Oak Street has recently reported a skunk problem outside the Resident's unit. As such, Rancho presented a price quotation from Care Pest and Wildlife Control Ltd. for resolving the skunk problem. The price quotation was \$375.00 + G.S.T. After discussion, it was **MOVED, SECONDED**, and **CARRIED** to proceed with the above noted price quotations.

b) **Roof Replacement:**

The Strata Council was presented with a draft of the tendering specifications for the roofing projects. It is anticipated that all bids for the roof replacement works will be received on or before March 30th, 2007. Once the bids are received, they will be presented to the Strata Council for review. Thereafter, a Special General Meeting will be called with the Owners for the purpose of obtaining funding for the roof replacement works.

4. **GARDENING REPORT**

There was no gardening report presented at this time.

5. **BUILDING/GROUNDS REPORT**

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

6. **PUBLIC RELATIONS/ACTIVITIES**

It was noted that there are currently two (2) units listed for sale: unit #6-5505 Oak Street for \$418,000.00 and unit #4-5575 Oak Street for \$390,000.00.

7. **TREASURER'S REPORT**

The Treasurer, Mr. Bill Thompson, presented a report to the Strata Council pertaining to the financial statements for the period ending January 31st, 2007. He noted that the total cash on hand was \$84,810.00 which included the contingency fund balance of \$68,918.00.

8. **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.

The following correspondence was received:

- An Owner responding to a reply letter that was received by the Owner.
- An Owner requesting that a laundry machine issue be dealt with.
- An Owner requesting the Strata Council to put a notice in the minutes regarding cleaning up of construction debris.

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

9. **NEW BUSINESS**

a) **Lights by the Cabana:**

It was noted that several of the lights outside the Cabana are currently burnt out or are not working. After discussion, the Strata Council instructed Rancho to have the Resident Caretaker address the above noted items.

b) **Construction Debris:**

The Strata Council would like to remind all Residents who are doing renovations to ensure that all construction debris is removed from the breezeway and stairwell on a regular basis. The stairs, stairwell and breezeway should also be cleaned up.

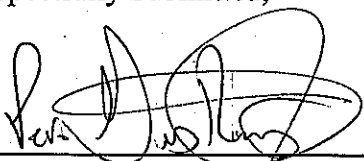
10. **NEXT MEETING**

The next meeting will be a Strata Council Meeting and has been tentatively scheduled for Monday, April 2nd, 2007, at 6:30 p.m. in the Cabana at 5505-5585 Oak Street.

11. **TERMINATION OF MEETING**

There being no further business, it was **MOVED, SECONDED, and CARRIED** to terminate the meeting at 7:05 p.m.

Respectfully Submitted,



Gus Ramirez, Property Manager

Rancho Management Services (BC) Ltd.

#701-1190 Hornby Street, Vancouver, B.C. V6Z 2K5

Phone: 604-684-4508 (**24-HOUR EMERGENCY SERVICES**)

Direct Line: 604-331-4251

Email: gramirez@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 matter. 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.