

**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, APRIL 5th, 2006 AT 6:30 P.M.

IN ATTENDANCE

Arnold Selwyn - President	Delton Fallis
Jane Kim - Vice President	Yee Pang
Gerry Millett - Secretary	Dave Brown
Bill Thompson - Treasurer	

Representing Rancho Management Services (B.C.) Ltd.:

Gus Ramirez, Property Manager

REGRETS

Brian Ferris

Oscar Dirnfeld – Alternate

1. CALL TO ORDER

There being a quorum, the meeting was officially called to order at 6:30 p.m. by the Strata Council President Mr. Arnold Selwyn. Mr. Selwyn then proceeded to chair the Strata Council Meeting.

2. CARETAKER'S REPORT

The Resident Caretaker, Jean Louis, presented to the Strata Council his report pertaining to various issues that have arisen over the past month.

- Latham's was recently on site to conduct their semi-annual inspection of the HVAC equipment throughout the building. During their inspection, they noted that the safety release valve on the domestic hot water tank was defective. Therefore, the valve was replaced.
- The Resident Manager will be on holidays from April 18th, 2006 until May 1st, 2006. During his absence, Dave Brown will be providing relief services. Any building related issues can be forwarded to the Property Manager, Gus Ramirez.

After discussion, the Resident Caretaker was then excused from the meeting.

3. APPROVAL OF PREVIOUS MINUTES

Rancho presented to Council the March 2nd, 2006 Strata Council Meeting minutes for Council's review.

After discussion, it was **MOVED, SECONDED, and CARRIED** to approve the Strata Council Meeting minutes of March 2nd, 2006, as amended and presented.

4. **MANAGEMENT REPORT**

a) **Roof Replacement:**

As per discussion at the previous Strata Council Meeting, the Special General Meeting to discuss the funding options for the replacement of the roofs will take place on Thursday, April 6th, 2006 at the VanDusen Botanical Garden in the Cedar room.

b) **HVAC:**

Rancho presented a price quotation from Latham's for having the wye joint for the pool filter drain replaced. The cost for doing so is \$511.00 (plus GST). These drains are used when the pool is back washed by the Resident Manager. After discussion, it was **MOVED**, **SECONDED**, and **CARRIED** to proceed with the above noted repairs.

5. **GARDENING REPORT**

The Gardening Committee submitted a written report to the Strata Council.

“Our gardener Rick Ravensbergen has done aerating of the ground as well as the spreading of lime and fertilizer. He continues to prune and weed on a weekly basis as well as mow our great expanse of lawn. Our new heather plants are looking good in front of the complex. However, Rick reported that four plants are missing. If anyone observes anything or anyone suspicious on our grounds, please report it to our caretaker or to Rancho Management. Residents are encouraged to admire the beautiful showing of daffodils in our front garden. Also, the tulips in the pool area are just about ready to open and will put on a great display. A reminder that all suggestions are welcome concerning summer annual plantings, particularly for the east side of the cabana, the front oval and behind the cabana.

Respectfully submitted,
Nassa Selwyn, Gardening Committee Member”

6. **BUILDING/GROUNDS COMMITTEE REPORT**

There were no building/grounds activities to report at this time.

7. **PUBLIC RELATIONS/ACTIVITIES**

There was no public relations/activities report presented at this time.

8. **TREASURER'S REPORT**

Mr. Bill Thompson provided the Strata Council with the financial report for the period ending February 28th, 2006. He noted that the Strata Corporation has on hand, as of February 28th, 2006, \$67,822.00 which included the contingency fund balance of \$67,303.00.

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-

9. **CORRESPONDENCE – CONT'D**

1956, or e-mailed to gramirez@ranchogroup.com. The following correspondence was received:

- Two Owners raised several questions with regards to the roof replacement project.
- An Owner requesting to have a section of the balcony stained.

After discussion, Strata Council instructed Rancho on how they wish to respond.

10. **NEW BUSINESS**

a) **Annual General Meeting:**

The Annual General Meeting has been tentatively scheduled for Monday, June 19th, 2006. Official notice of the meeting will be sent to all Owners in accordance with the notice provisions of the *Strata Property Act*.

11. **NEXT MEETING**

The next meeting will be a Special General Meeting which has been scheduled for Thursday, April 6th, 2006 at the VanDusen Botanical Garden. Thereafter, the next Strata Council Meeting will be on Wednesday, May 3rd, 2006 in the Cabana at 5505-5585 Oak Street at 6:30 p.m.

12. **TERMINATION OF MEETING**

There being no further business, it was **MOVED, SECONDED, and CARRIED** to terminate the meeting at 7:45 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

INSURANCE

Strata Corporation wishes to remind all residents that while the building and strata lot are adequately insured, owners should ensure that they have current insurance coverage in place for their personal contents (in your suite, storage room and parking garage), for any changes which have been made to your unit and personal liability coverage for the tenant or unit owner. For more information, please contact your insurance agent as to personal coverage required.