

"555"
STRATA CORPORATION VR1428
555 WEST 14TH AVENUE
VANCOUVER, B.C.

**MINUTES OF THE STRATA COUNCIL MEETING OF THE OWNERS OF "555",
STRATA PLAN VR1428, HELD AT UNIT 119 - 555 WEST 14TH AVENUE
VANCOUVER, BC, ON THURSDAY, NOVEMBER 22ND, 2007 AT 7:00 P.M.**

IN ATTENDANCE FROM COUNCIL:

Carol Radford
Stephanie Whitehead
Shelley Cunningham
Lance Cummings
Candace Krahn

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

Francis Yeung, Property Manager
Patrick Frechette, Property Manager

REGRETS:

Deborah Pearson

1. **CALL TO ORDER**

There being a quorum present, the meeting was officially called to order at 7:00 p.m.

2. **ELECTION OF STRATA COUNCIL OFFICERS**

The first order of business following an Annual General Meeting is the election of officer positions for the following year. After a brief discussion, the Council nominated each other or volunteered to the following positions:

<i>Position</i>	<i>Council Member</i>
President	Shelley Cunningham
Vice President	Stephanie Whitehead
Treasurer	Candace Krahn
Secretary	Carol Radford

There being no further discussion or debate, it was **MOVED, SECONDED** and **CARRIED** to accept the Council Members to their respective positions.

3. **APPROVAL OF PREVIOUS MEETING MINUTES**

Council was presented with the Meeting Minutes for the Strata Council meeting held September 27th, 2007.

3. **APPROVAL OF PREVIOUS MEETING MINUTES - CONT'D**

There being no further discussion, it was **MOVED, SECONDED** and **CARRIED** to approve the meeting minutes for the Strata Council Meeting held on September 27th, 2007 as presented.

4. **FINANCIAL REPORT**

The Council Treasurer, Ms. Candace Krahn, reviewed the financial statements for the two-month period ending October 31st, 2007. For the first two months of the fiscal year, all expenditures seem to be in order and it was recommended that the Council approve the financial statements as presented.

After a brief discussion regarding accounts receivable (no Owners outstanding in strata fee payments), it **MOVED, SECONDED** and **CARRIED** to approve the financial statements for the period ending October 31st, 2007, as presented.

5. **MANAGEMENT REPORT/OLD BUSINESS**

a) **Interior Decorating Committee:**

The Strata Council reviewed correspondence received from the Interior Decorating Committee, which was formed at the recent Annual General Meeting. Council then volunteered a Council Member to act as a liaison between the Committee and the Strata Council.

b) **Envelope Warranty:**

The Property Manager reviewed the envelope maintenance manual, completed by RDH Engineering, and the building warranties with the Council. There was discussion regarding the warranty period, as the completion date of the project was February 2003. Council asked for clarification on the envelope warranty as there is a document coming from Willis Canada Inc. declaring the warranty on the water penetration up to February 19th, 2013. The other warranty documents in the maintenance manual binder show that the warranty directly from the general contractor, Tri Power Construction Ltd., has the building envelope warranty expiring after a five year period; the expiration to take place in February of 2008. Further investigation has confirmed that the Willis Canada Inc. warranty does oversee all other warranties from different contractors and sub-contractors and continues until February 2013.

c) **Hot Tub Maintenance:**

Council reviewed a health inspection report, conducted by Vancouver Coastal Health, on the hot tub and its maintenance. After reviewing a quotation from Imperial Paddock Pools, Council instructed the Property Manager to see if a competing company would be able to provide a quote for maintenance during

5. **MANAGEMENT REPORT/OLD BUSINESS - CONT'D**

- c) **Hot Tub Maintenance - Cont'd:**
the open season of the hot tub. Council discussed opening the hot tub based on the service provided by Imperial Paddock and having the non-resident caretaker record the chemical levels each time she is on-site. Once the requirements to Vancouver Coastal Health for checking chemical levels are fulfilled, the Strata Council will post a notice advising Residents when the hot tub will be open for use.

5. **CORRESPONDENCE**

The Strata Council received correspondence and renovation requests from the following units:

- a) **Unit 202:**
The Strata Council reviewed the noise complaint issue regarding the creaking floorboards and has retained a strata lawyer for an opinion on strata lot boundaries and common property. Based on this opinion, the Strata Council can be better informed on how to proceed with the issue of noise and complaint from the owner of Unit 202.
- b) **Unit 308 & 319:**
The Strata Council reviewed the request from these two Units for in-suite renovations and instructed the Property Manager to respond accordingly.

Council reviewed the correspondence received and instructed the Property Manager to respond accordingly.

Owners are encouraged to write to Strata Council, via Rancho Management Services, on any Strata-related matter. Correspondence can be mailed to Rancho's office, Suite #701-1190 Hornby Street, Vancouver, BC, V6Z 2K5, by fax to (604) 684-1956, or by email to pfrechette@ranchogroup.com.

6. **NEW BUSINESS**

- a) **New Property Manager:**
The current Property Manager, Mr. Francis Yeung, introduced to Council the newly assigned Property Manager, Mr. Patrick Frechette, who will be taking over management of "555" effective as of tonight's meeting. Mr. Yeung thanked the Council for their efforts over the past year, but has been recently promoted to manage other buildings within the Rancho portfolio. Owners wishing to contact Mr. Frechette can do so at (604) 331-4262 or pfrechette@ranchogroup.com.

6. **NEW BUSINESS - CONT'D**

b) **Agency Agreement:**

The Property Manager presented Council with the Strata Management Contract in a new format as required by the *Real Estate Services Act*. Council will review the wording of this contract and have it returned to Rancho Management by December 31st, 2007. There are no changes to the fees and costs to the Strata Corporation, the only changes deal with the wording as per the new *Real Estate Services Act*.

c) **Chimney Cleaning/Sweeping:**

The Council discussed the chimney sweeping done by the Strata once every two years. Council decided it would be best to have this work scheduled for early January as many people will be away for the holidays during December. Owners will be able to contact the off-site caretaker, Anna, to leave keys with her for the scheduled in-suite chimney cleaning. Residents will receive notice prior to the work taking place.

d) **Security:**

The Strata Council discussed the security and vandalism/break-ins of several first floor suites in the last couple of months. The Vancouver Police have commented and recommended that Owners always ensure that their lights are kept on through the use of light and television timers, which are an effective deterrent against vandals. The Council also discussed the ground floor suites with patios and patio fences and recommended that owners in these suites use a padlock or lock the gates from inside.

e) **Window Washing:**

The Strata Council discussed window washing, a regular maintenance item, and agreed to have the work deferred until spring.

f) **Holiday Decorations:**

As the holiday season is approaching, Council would like to remind Residents of the bylaws pertaining to holiday decorations and lights. The bylaws state that seasonal/festive decorations are permitted on balconies and patios four (4) weeks prior to and two (2) weeks after the holiday date, but only if fastenings do not alter the building exterior surfaces.

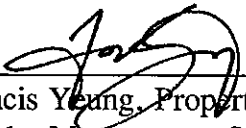
7. **NEXT MEETING**

The next meeting scheduled will be a Strata Council meeting and has been scheduled for **Wednesday, January 23rd, 2008 at 7:00 p.m. in Unit 118.**

8. **TERMINATION OF MEETING**

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

Respectfully Submitted,


Francis Yeung, Property Manager
Rancho Management Services (B.C.) Ltd.
Agents for Strata Plan VR1428
#701-1190 Hornby Street, Vancouver, B.C. V6Z 2K5
Phone: (604) 684-4508 (24 HOUR EMERGENCY SERVICES)
Direct Line: (604) 331-4256
Email: fyeung@ranchogroup.com

HOLIDAY GREETINGS

At this time, Rancho Management Services would like to wish everyone the best of the
Holiday Season!

Please note that during the Xmas Holidays and the New Year period any emergency situations
can be handled by contacting Rancho's 24 hour emergency number.

RANCHO'S XMAS HOURS

FRIDAY, DECEMBER 14	CLOSED AT 1:00 PM
MONDAY, DECEMBER 24	CLOSED AT 3:00 PM
TUESDAY, DECEMBER 25	CLOSED
WEDNESDAY, DECEMBER 26	CLOSED
MONDAY, DECEMBER 31	CLOSED AT 3:00 PM
TUESDAY, JANUARY 1	CLOSED