

"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 118 - 555 WEST 14TH AVENUE
VANCOUVER, BC, ON WEDNESDAY, JANUARY 23RD, 2008 AT 7:00 P.M.**

IN ATTENDANCE FROM COUNCIL:

Carol Radford
Stephanie Whitehead
Shelley Cunningham

Lance Cummings
Deborah Pearson

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

Patrick Frechette, Property Manager

REGRETS:

Candace Krahn

1. **CALL TO ORDER**

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

2. **APPROVAL OF PREVIOUS MEETING MINUTES**

Council was presented with the Meeting Minutes for the Strata Council meeting held November 22nd, 2007.

There being no errors or omissions, it was **MOVED, SECONDED** and **CARRIED** to approve the meeting minutes for the Strata Council Meeting held on November 22nd, 2007 as presented.

3. **FINANCIAL REPORT**

As the Strata Council Treasurer, Ms. Candace Krahn was absent from tonight's meeting, it was **MOVED, SECONDED** and **CARRIED** to postpone reviewing the financial statements for the period ending December 31st, 2007 until the next Strata Council Meeting.

4. **MANAGEMENT REPORT/OLD BUSINESS**

a) **Interior Decorating Committee:**

Ms. Deborah Pearson informed the Strata Council that at this point, there are currently no updates.

4. **MANAGEMENT REPORT/OLD BUSINESS – CONT'D**

b) **Envelope Warranty Review:**

The Property Manager presented to the Strata Council with a proposal from RDH Building Engineering for the five (5) year warranty review of the building envelope. The warranty expires February 2013. In order to maintain the warranty, this inspection will have to be conducted. The cost of the proposal is \$4,000.00 + G.S.T. After discussion, it was **MOVED, SECONDED** and **CARRIED** to approve the proposal from RDH Engineering and the Strata Council instructed the Property Manager to proceed with the work.

c) **Hot Tub Maintenance:**

The Property Manager informed the Strata Council that Imperial Paddock Pool will train the Caretaker and a Strata Council Member to do the water testing on the four (4) remaining days that Imperial is not on site. After discussion, the Strata Council instructed the Property Manager to follow up with Imperial Paddock Pool to ensure that the training is done as soon as possible in order that the hot tub can be reopened by the last week of January 2008. The Property Manager will circulate a memo once the hot tub will reopen. The Strata Council also instructed the Property Manager to get details of the schedule of the work that has been completed since April 2007 by Imperial Paddock Pool.

d) **Quote for Plug Drain:**

The Property Manager informed the Strata Council that it has been reported that the patio floor drain in one of the suites in the building has been plugged for some time. Latham's was called to investigate the matter. It was found that the drain will need to be re-graded for a cost of \$893.00 + G.S.T. After discussion, the Strata Council instructed the Property Manager to approve the quote from Latham's and to proceed with the work.

e) **Garden Maintenance Contract:**

The Property Manager presented to the Strata Council the 2008 Landscaping Maintenance Contract submitted by Nishi Garden Landscaping. The total cost of the contract is \$4,248.00 + G.S.T. which equals a total cost of \$472.00 per month. After discussion, the Strata Council instructed the Property Manager that prior to approving the renewal of the contract with Nishi Gardens Landscaping, Council will compare the cost of the contract with the previous year's contract to determine if there has been an increase in costs.

f) **Quote for Tree Pruning:**

The Property Manager presented a quote to the Strata Council from Davie Tree for some pruning work of the trees around the complex. Two (2) items were listed in the quote. After discussion, the Strata Council instructed the Property Manager to proceed with the first item and to **TABLE** the second item until further notice.

4. **MANAGEMENT REPORT/OLD BUSINESS – CONT'D**

g) **New Strata Management Contract:**

The Property Manager informed the Strata Council that the Management Contract was due for renewal and asked the Strata Council to review the contract. The Strata Council executed the renewal of the Strata Management contract as submitted by Rancho Management Services Ltd.

h) **Chimney and Dryer Vent Cleaning:**

The Property Manager reported that the chimney cleaning and sweeping has not been done yet and will be scheduled sometime in February 2008. The Property Manager informed the Strata Council that the dryer vent cleaning should also be done around the same time. After discussion, it was **MOVED, SECONDED** and **CARRIED** to proceed with scheduling the chimney sweeping and the dryer vent cleaning for February 2008.

i) **Floor Noise Issue from Suite 302 & 202:**

The Property Manager updated the Strata Council about the noise issue in Suite 202 coming from Suite 302. The Property Manager informed the Strata Council that the Owners of Suite 202 and 302 agreed to get an engineer's report on the source of the noise. As of today's date a report has not been received. The Property Manager will keep Council updated when further information has been obtained.

5. **CORRESPONDENCE**

The following correspondence was received from Owners:

- A letter from an Owner expressing concern regarding an issue with the fence surrounding the patio area;
- A letter from an Owner expressing concern regarding the lack of storage in the bike room;
- A letter from an Owner requesting approval for suite renovations/upgrades.

Council reviewed the correspondence 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) **Cardboard Pickups:**

The Strata Council informed the Property Manager that there is an issue with the cardboard recycling not being picked up on time. The Property Manager informed the Strata Council that Rancho is working on improving the pickups and will also look into options for scheduling the pickups with alternative companies.

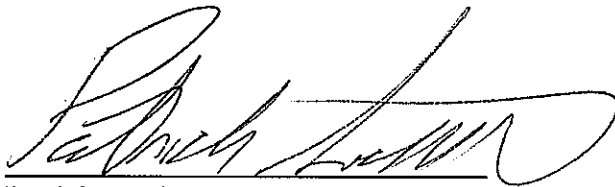
7. **NEXT MEETING**

The next meeting scheduled will be a Strata Council meeting and has been scheduled for **Wednesday, March 26th, 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 8:45 p.m.

Respectfully Submitted,



Patrick Frechette, Strata 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: pfrechette@ranchogroup.com

SECURITY

For the security of everyone, residents are reminded to **NOT** let strangers into the building. This helps to prevent vandalism and helps keep the building security at its highest level.