

"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, MARCH 26TH, 2008 AT 7:30 P.M.**

IN ATTENDANCE FROM COUNCIL:

Carol Radford	Lance Cummings
Stephanie Whitehead	Deborah Pearson
Shelley Cunningham	Candace Krahn

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

Patrick Frechette, Strata Agent

1. **CALL TO ORDER**

There being a quorum present, the meeting was officially called to order at 7:37 p.m.

2. **APPROVAL OF PREVIOUS MEETING MINUTES**

Council was presented with the Meeting Minutes for the Strata Council meeting held January 23rd, 2008.

There being no errors or omissions, it was **MOVED, SECONDED** and **CARRIED** to approve the meeting minutes for the Strata Council Meeting held on January 23rd, 2008 as presented.

3. **FINANCIAL REPORT**

The Council Treasurer, Ms. Candace Krahn, reviewed the financial statements for the period ending February 29th, 2008. It was noted that all Owners are currently up to date on their Strata fee payments.

After discussion, it **MOVED, SECONDED** and **CARRIED** to approve the financial statements for the period ending February 29th, 2008, as presented.

4. **MANAGEMENT REPORT/OLD BUSINESS**

a) **Interior Decorating Committee:**

Ms. Deborah Pearson informed the Strata Council that the Interior Decorating Committee has met with different contractors and is gathering quotes for managing the interior decorating project. Ms. Pearson also proposed that a mail out be sent out to Owners for feedback and ideas on how they would like the Committee to proceed with the project. After discussion, the Strata Council instructed Rancho to send a mail out to all Owners regarding the above matter.

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

b) **Building Envelope Warranty Review:**

The Strata Agent presented to the Strata Council a report from RDH Building Engineering Ltd. regarding the five (5) year building envelope review that was conducted on February 8th, 2008. The report was overall positive and the Strata Council was satisfied with the result of the review. The Strata Agent also presented the results from the Owners' questionnaires that were distributed. A common complaint from Owners is regarding the excessive condensation inside their suites. The Strata Council would like to remind all Owners that it is important to run the bathroom fan inside the suites to help reduce the humidity that is created by using the bathroom. It is also important to open the blinds and the windows on a regular basis to help air circulation in and around the windows. Council also recommends changing the motor in the fans inside your suite if you have not been using it because it is too noisy. The Strata Council recommends contacting AMRE Supply at 604-273-7377 if Owners wish to order a new motor.

c) **Hot Tub Maintenance:**

The Strata Agent presented to the Strata Council the latest inspection conducted by the Vancouver Coastal Health Department for the whirlpool at "555". After discussion, the Strata Council agreed that although there are a few items that need to be corrected, overall, the inspection was satisfactory. One of the items that need to be resolved is to put a combination lock on the access to the whirlpool. As soon as this has been done, the Strata Council will issue a memo regarding this item and other security measures that need to be addressed. The Strata Council also instructed the Strata Agent to send a copy of the report to Imperial Paddock.

d) **Plug Drain:**

The Strata Agent informed the Strata Council that the re-grading of the drains in the parkade has been completed by Latham's.

e) **Garden Maintenance Contract:**

The Strata Agent informed the Strata Council that the garden maintenance contract with Nishi Landscaping has been renewed. At the same time, Nishi Landscaping was instructed to replace some of the dead cedar trees on the south east corner of the complex and to trim down the other cedars trees that are too high.

f) **Tree Pruning:**

The Strata Council was informed that the tree pruning that was approved at the last meeting has been completed by Davey Tree Care Ltd.

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

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

The Strata Agent informed the Strata Council that chimney and dryer vent cleaning has been completed as scheduled and that following the Bylaw approved by the Owners in the past, all Owners should be responsible for the costs of chimney cleaning. As such, the Strata Agent will be charging back the costs to Owners that have a fireplace in their suite.

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

The Strata Agent updated the Strata Council about the ongoing noise issue between suite 202 and suite 302. Both Owners have agreed with the measures that need to be taken to resolve the issue and a contractor is preparing a contract to conduct the remediation work that needs to be done.

i) **Fence Issue at Suite 115**

The Strata Agent informed the Strata Council that after investigation of the issue with the fence around the patio of suite 115, it was noted that it needed some minor repairs and the repairs have now been completed.

j) **Bike Room Audit:**

The Strata Agent informed the Strata Council that a memo and ribbons have been sent to all Residents in the building regarding the bike room audit. Any Residents who have not received a memo or ribbons should contact the Property Manager. All untagged bikes will be donated to "Our Community Bikes."

k) **Cardboard Pick Up Update:**

The Strata Agent informed the Strata Council that Rancho has been in contact with Waste Management regarding the lack of cardboard bin pick-ups at "555". It was noted that some of the pick-ups have been charged but have not been done. Waste Management has agreed to credit back to the Strata the amount of \$306.13 for the pick-ups that were not done. After discussion, the Strata Council instructed Rancho to monitor the pick-ups:

l) **Fire Rated Panel:**

A concern has been raised by an Owner regarding the access panel for the plumbing not being up to the fire department's standards. The Strata Council instructed the Strata Agent to have Latham's report back to the Strata Council regarding whether or not the access panel for the plumbing is up to the fire department's standards.

5. **CORRESPONDENCE**

The following correspondence was received from Owners:

- A letter from an Owner requesting for permission to install ceramic tile floors.

5. **CORRESPONDENCE – CONT'D**

Council reviewed the correspondence received and instructed the Strata Agent 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.

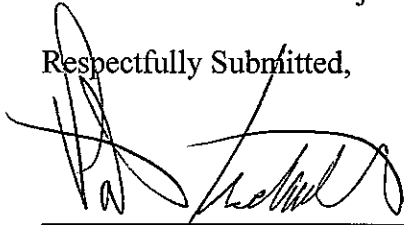
6. **NEXT MEETING**

The next meeting scheduled will be a Strata Council meeting and has been scheduled for **Wednesday, May 21st, 2008 at 7:00 p.m. in Unit 217.**

7. **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 Agent
Rancho Management Services (B.C.) Ltd.
Agents for Strata Plan VR1428
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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.