

"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 217 - 555 WEST 14TH AVENUE
VANCOUVER, BC, ON WEDNESDAY, MAY 21ST, 2008 AT 7:00 P.M.**

IN ATTENDANCE FROM COUNCIL:

Carol Radford

Lance Cummings

Stephanie Whitehead

Shelley Cunningham

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

Patrick Frechette, Property Manager

REGRETS:

Deborah Pearson

Candace Krahn

1. **CALL TO ORDER**

There being a quorum present, the meeting was officially called to order at 7:10 p.m.

2. **APPROVAL OF PREVIOUS MEETING MINUTES**

Council was presented with the Meeting Minutes for the Strata Council meeting held March 26th, 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 March 26th, 2008 as presented.

3. **FINANCIAL REPORT**

In the absence of the Council Treasurer, the Strata Council decided to table the review of the financial statements for the period ending March 31st, 2008. It was noted that all Owners are currently up to date on their strata fee payments. Only a few chargebacks for the chimney sweeping are currently outstanding.

4. **MANAGEMENT REPORT/OLD BUSINESS**

a) **Interior Decorating Committee:**

In the absence of the Interior Decorating Committee representative on Council, the Council decided to table the item until the next meeting.

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

b) **Hot Tub Maintenance:**

The Strata Agent reported to the Strata Council that in order to be in compliance with Vancouver Coastal Health Department, combination locks have been installed on the access to the hot tub and as requested from the Strata Council, the Strata Agent had also sent a copy of the reports from Vancouver Coast Health Department to Imperial Paddock for review. After discussion, the Strata Council decided that the hot tub would be shut down for the summer at the end of May and asked Rancho to instruct Imperial Padlock to shut down the hot tub.

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

The Strata Agent informed the Strata Council that the collecting back the costs of the chimney sweeping is well underway and should be all be paid soon.

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

The Strata Agent reported to the Strata Council that work has now been completed in Suite 302 which should solve the noise issue between the suites.

e) **Bike Room Audit:**

The Strata Agent informed the Strata Council that the bike room audit has now been completed.

f) **Cardboard Pick Up:**

It was brought to the attention of the Strata Council that no more issues have been reported regarding the scheduled cardboard bin pick up. The new system put in place by Waste Management and our caretaker have been working well so far.

g) **Fire Rate Panel:**

The Strata Agent presented to the Strata Council a report from Latham's. The report stipulated that the access panel for the plumbing do not need fire rating. After discussion, the Strata Council instructed Rancho to look into obtaining a second opinion from a different source.

h) **Window Washing:**

This is the time of year where window washing will be scheduled for the building. The Strata Agent instructed the Strata Council that so far only one quote has been collected regarding the work. After a brief discussion the Strata Council instructed the Strata Agent to look into obtaining more quotes for the Council to review.

i) **Annual Fire Equipment Inspection:**

The Strata Agent presented to the Strata Council a quote from Elite Fire Protection regarding the annual fire equipment inspection. After a brief discussion, the Strata Council decided to approve the quote and proceed with the inspection as soon as possible.

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

j) **Five Star Cleaning Contract Renewal:**

The Strata Agent presented to the Strata Council a proposal from Five Star regarding the common area cleaning contracts. The quote was including a \$100/month increase into their service. After discussion, the Strata Council instructed the Strata Agent to negotiate with Five Star to let them know that they would prefer to keep the cost the same as last years contract.

5. **CORRESPONDENCE**

The following correspondence was received from Owners:

- An Owner sharing concerns and ideas on different issues around the building
- An Owner concerned in regards to the security of the mailboxes
- An Owner disputing their chimney sweeping chargeback

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.

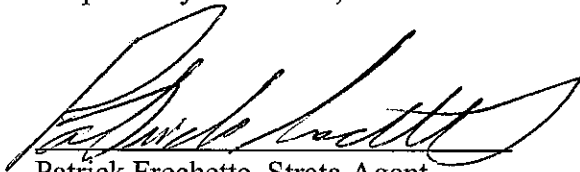
6. **NEXT MEETING**

The next meeting scheduled will be a Strata Council meeting and has been scheduled for **Thursday, July 17th, 2008 at 7:00 p.m. at 115 West 15th Avenue.**

7. **TERMINATION OF MEETING**

There being no further business to discuss, it was **MOVED, SECONDED, and CARRIED** to adjourn the meeting at 9:15 p.m.

Respectfully Submitted,



Patrick Frechette, Strata Agent
Rancho Management Services (B.C.) Ltd.
Agents for Strata Plan VR1428
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RANCHO'S INTERNET SITE

Rancho's website has been updated with lots of new features. We invite you to check us out at <http://www.ranchovan.com>. Any questions and comments can be forwarded to us by email at: pmgr@ranchogroup.com, or by calling us at: (604) 684-4508.