

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

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**MINUTES OF THE STRATA COUNCIL MEETING OF THE OWNERS OF "555",  
STRATA PLAN VR1428, HELD AT 115 WEST 15<sup>TH</sup> AVENUE VANCOUVER, BC, ON  
THURSDAY, JULY 17<sup>TH</sup>, 2008 AT 7:00 P.M.**

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**IN ATTENDANCE FROM COUNCIL:**

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

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

Patrick Frechette, Property Manager

**REGRETS:**

None

1. **CALL TO ORDER**

There being a quorum present, the meeting was officially called to order at 6:30 p.m.

2. **APPROVAL OF PREVIOUS MEETING MINUTES**

Council was presented with the Meeting Minutes for the Strata Council meeting held May 21<sup>st</sup>, 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 May 21<sup>st</sup>, 2008 as presented.

3. **FINANCIAL REPORT**

The Council Treasurer, Ms. Candace Krahn, reviewed the financial statements for the periods ending March 31<sup>st</sup>, April 30<sup>th</sup>, and May 31<sup>st</sup>, 2008. It was noted that all Owners are currently up to date on their Strata fee payments.

After discussion, it was **MOVED, SECONDED** and **CARRIED** to approve the financial statements for the periods ending March 31<sup>st</sup>, April 30<sup>th</sup>, and May 31<sup>st</sup>, 2008, as presented.

4. **MANAGEMENT REPORT/OLD BUSINESS**

a) **Interior Decorating Committee:**

The Decorating Committee were guests of the Strata Council at the meeting. They took the time to present to Council the results of all their hard work in the last number of months and have come up with a project to present to the Owners for upgrading the interior common areas. They also informed Strata Council that as of today, there are two (2) quotes in place to perform the work that they have prepared for. The Decorating Committee then welcomed any questions from the Strata Council answering any questions or concerns that they might have. The Strata Council thanked the Committee for their work and excused them from the meeting.

b) **Fire Rate Panel:**

A second opinion regarding whether or not our panel needs to be fire rated was inconclusive. After discussion, the Strata Council instructed Rancho to contact the fire prevention department of the City of Vancouver Fire Department in order to schedule an inspection of our plumbing access panels on the ground floor.

c) **Window Washing:**

The Strata Agent informed the Strata Council that the window cleaning of the accessible windows around the complex has been scheduled and the cleaning will soon be completed.

d) **Annual Fire Equipment Inspection:**

The Strata Agent informed the Strata Council that the Annual Fire Equipment Inspection has now been completed. We have yet to receive the report from Elite Fire Protection on any repairs and/or recommendations.

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

The Strata Agent informed the Strata Council that Five Star Cleaning has accepted to renew the 2008/2009 contract at the same rate as last year.

5. **CORRESPONDENCE**

The following correspondence was received from Owners:

- An Owner sharing his concerns about residents using alternative phone services that has been affecting the capacity of the suites to work on our enterphone system
- An Owner sharing his concerns regarding proper maintenance and operation of the hot tub
- An Owner having a special request to ask the Strata Council

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](mailto:pfrechette@ranchogroup.com).

6. **NEW BUSINESS**

a) **Tree Falling Down:**

Following the recent windstorms, two (2) of our trees were damaged and had to be urgently removed. The Strata Council discussed the possibility of replacing those trees; however, it was decided to TABLE this item for a future meeting.

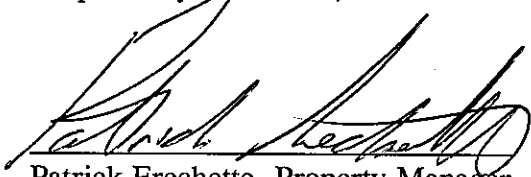
8. **NEXT MEETING**

The next meeting scheduled will be a Strata Council meeting and has been scheduled for **Thursday, October 2nd, 2008 at 7:00 p.m. in Unit 119 - 555 West 14<sup>th</sup> Avenue.**

7. **TERMINATION OF MEETING**

There being no further business to discuss, it was **MOVED, SECONDED, and CARRIED** to adjourn the meeting at 8:20 p.m.

Respectfully Submitted,



Patrick Frechette, 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: [pfrechette@ranchogroup.com](mailto:pfrechette@ranchogroup.com)

### EXTENDED ABSENCE

Owners/Residents who are going away for an extended period of time must make arrangements to have someone inspect their suite on a regular basis. The following are suggested steps to be taken when planning on leaving for thirty (30) days or more:

- Notify a neighbour of your absence
- Leave an emergency contact phone number
- Turn off all water supply lines in your suite
- It is advisable that you have your suite checked at least once a week.