

"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 119 WEST 14TH AVENUE VANCOUVER, BC, ON
THURSDAY, OCTOBER 2ND, 2008 AT 7:00 P.M.**

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 7:00 p.m.

2. **APPROVAL OF PREVIOUS MEETING MINUTES**

Council was presented with the Meeting Minutes for the Strata Council meeting held July 17th, 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 July 17th, 2008 as presented.

3. **FINANCIAL REPORT**

The Council Treasurer, Ms. Candace Krahn, reviewed the financial statements for the periods ending June 30th, and July 31st, 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 June 30th, and July 31st, 2008, as presented.

a) **Draft of the 2008/2009 Operating Budget:**

The Strata Agent distributed a copy of the draft 2008/2009 operating budget to all Strata Council members and the budget was reviewed line by line. After discussion, the Strata Council approved the proposed draft.

4. **MANAGEMENT REPORT/OLD BUSINESS**

a) **Interior Decorating Committee:**

The Decorating Committee representative for Council informed the Strata Council that following the recent Special General Meeting, the Committee has worked on their proposal with the guidelines voted on at the meeting. They are now ready to present their revamped proposal to the Owners. After discussion, the Strata Council decided that they will be calling a Special General Meeting shortly after the Annual General Meeting.

b) **Hot Tub Opening:**

The Strata Council would like to advise all Owners that the hot tub is now open and a memo reminding Residents of the lock combination has been posted.

c) **Fire Rate Panel:**

The Strata Agent reported to the Strata Council that he investigated the required fire rating of the plumbing access panel. The information provided by the City of Vancouver corroborate what other sources have been providing the Strata Council in the past, and that the plumbing access panels in place are adequate.

d) **Annual Fire Inspection Deficiency Report:**

The Strata Agent presented to Strata Council the annual fire inspection deficiency report sent in by Elite Fire Protection Ltd. After review, the Strata Council gave instruction to the Strata Agent to proceed with the repairs.

5. **CORRESPONDENCE**

The following correspondence was received from Owners:

- An Owner submitting a noise complaint on another unit,
- An Owner sharing his concerns regarding the maintenance of the hot tub,
- An Owner offering the Strata Council to donate two (2) trees to replace the ones that were taken away from the windstorms.

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. **NEW BUSINESS**

a) **Block Watch:**

It was reported to the Strata Council that at the upcoming Annual General Meeting both current block watch co-captains will be resigning due to a future lack of availability. At this time, the Strata Council would like to request that if any Owner's are interested in volunteering, to notify Rancho Management.

8. **NEXT MEETING**

The next meeting scheduled will be an Annual General meeting and has been scheduled for **Wednesday, October 30th, 2008 at 7:00 p.m. at the Ukrainian Catholic Community Centre, 3150 Ash Street, Vancouver, BC.**

7. **TERMINATION OF MEETING**

There being no further business to discuss, it was **MOVED, SECONDED, and CARRIED** to adjourn the meeting at 8:35 p.m.

Respectfully Submitted,



Patrick Frechette, Strata Agent
Rancho Management Services (B.C.) Ltd.
Agents for Strata Plan VR1428
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Direct Line: (604) 331-4262
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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.