

4. **FINANCIAL REPORT**

There were no financial statements to review at this time. The financial statements for the period ending September 30th, 2008 and October 31st, 2008 will be submitted to the treasurer for review. It was also noted that all Owners are currently up-to-date on their strata fee payments.

5. **MANAGEMENT REPORT/OLD BUSINESS**

a) **Interior Decorating Committee:**

The Decorating Committee representative for Council updated the Strata Council on the latest progress made by the committee. At this time, negotiations between the committee and the contractor are still ongoing and no date has been set for another Special General Meeting.

b) **Neighbourhood Block Watch Volunteers:**

As decided by the Owners present at the last Annual General Meeting, the Strata Council has been looking for residents to volunteer to be Captain and Co-Captain of the neighbourhood Block Watch program. A few residents have shown interest in volunteering in the program. Anyone else interested may contact Rancho Management.

c) **Insurance Policy:**

Following a few questions about the Strata Corporation insurance coverage, the Strata Agent provided more information to the Strata Council regarding the earthquake coverage, explaining that earthquake coverage would cover the Strata Corporation and the Owners for all original fixtures in the building and suites, but would not cover any Owners improvements or betterments and it is up to each individual Owner to ensure they have earthquake coverage in their own policy, especially if they have done any upgrades in their suite.

Another question from the Annual General Meeting was clarification about the medical expense coverage. The Strata Agent informed the Strata Council that the medical expense coverage is included as part of the personal injury liability coverage and only a lawsuit against the Strata Corporation would trigger a claim with the insurance company.

d) **Hot Tub Maintenance:**

The Strata Agent provided an update on the hot tub maintenance to the Strata Council. With the departure of a few Council members, we are in need of volunteers from Council to ensure we have proper testing of the chemicals in the hot tubs on the weekends. After discussion, the Strata Council agreed that all Strata members should receive the training to ensure that the chemical rating is done every weekend. The training will be coordinated through Imperial

5. **MANAGEMENT REPORT/OLD BUSINESS CONT'D**

- d) **Hot Tub Maintenance Cont'd:**
Paddock Pool and the caretaker.
- e) **Dishwasher Leak:**
The Strata Agent informed the Strata Council that a suite reported ceiling staining inside their suite. The leak was found to be due to the dishwasher in the suite above.. At this time, all repairs have been completed and all costs will be charged back to the Owner of the suite where the faulty dishwasher was located.
- f) **Landscaping Contract:**
Following a few concerns from the caretaker and Strata Council regarding Nishi landscaping doing all work stipulated in their contract, the Strata Agent distributed a copy of the landscaping agreement to all Council members and informed the Strata Council that a discussion has taken place with Nishi landscaping and that improvements have already been noticed. After discussion, the Strata Council decided that the caretaker should also have a copy of the contract in order to monitor whether we are receiving the full service agreed upon with the landscaping company.

6. **CORRESPONDENCE**

The following correspondence was received from Owners:

- A request for hardwood floor installation approval.

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 (*i.e. suggestions, concerns, etc.*). Correspondence can be sent to Rancho's office at #701-1190 Hornby Street, Vancouver, BC, V6Z 2K5, or by Fax to 604-684-1956, or by email to pfrechette@ranchogroup.com.

Strata Council reviewed all correspondence and instructed Rancho on which units should be fined as per Section 135 of the *Strata Property Act*.

7. **NEW BUSINESS**

- a) **Laundry Room:**
Following some concerns from Owners at the Annual General Meeting about the steady drop of revenue from the laundry room, the Strata Council instructed the Strata Agent to contact the company that services the laundry equipment to look into the possibility of removing one set of washer and dryer.

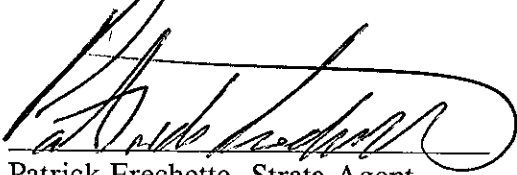
8. **NEXT MEETING**

The next meeting scheduled will be a Strata Council meeting and has been scheduled for **Wednesday February 18, 2008**

9. **TERMINATION OF MEETING**

There being no further business to discuss, it was **MOVED, SECONDED, and CARRIED** to adjourn the meeting at 8:30 p.m.

Respectfully Submitted,



Patrick Frechette, Strata Agent
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) 331-4262
Email: pfrechette@ranchogroup.com

HOLIDAY GREETINGS

At this time, Rancho Management Services would like to wish everyone the best of the Holiday Season!

Please note that during the Christmas Holidays and the New Year period any emergency situations can be handled by contacting Rancho's 24 hour emergency number.

RANCHO'S CHRISTMAS HOURS

FRIDAY, DECEMBER 12	CLOSED AT 1:00 PM
WEDNESDAY, DECEMBER 24	CLOSED AT 3:00 PM
THURSDAY, DECEMBER 25	CLOSED
FRIDAY, DECEMBER 26	CLOSED
WEDNESDAY, DECEMBER 31	CLOSED AT 3:00 PM
THURSDAY, JANUARY 1	CLOSED