

"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 IN SUITE 118 - 555 WEST 14th AVENUE
VANCOUVER, BC, ON WEDNESDAY, FEBRUARY 18, 2009 AT 7:00 P.M.

IN ATTENDANCE FROM COUNCIL:

Charleen Zaleski	Stephanie Whitehead
Shannon Cliff	Deborah Pearson

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 November 19, 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 November 19, 2008, as presented.

3. **FINANCIAL REPORT**

The Council Treasurer, Ms. Shannon Cliff, reviewed the financial statements for the periods ending November 30 and December 31, 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 November 30 and December 31, 2008, as presented.

4. **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 and Building Security:**

The Strata Council was informed that two (2) volunteers came forward to become the Captain (Charleen Zaleski) and Co-Captain (Renate Neumann). A discussion followed on the building security in general. After discussion, the Strata Council **MOVED, SECONDED, and CARRIED** to proceed with rekeying the common area doors of the building.

c) **Building Envelope Maintenance:**

The Strata Agent reported to the Strata Council that he is in the process of gathering quotes to complete the required maintenance items, as recommended from the Building Envelope Maintenance Program. Quotes will be presented to the Strata Council at the next Council Meeting.

d) **Landscaping Contract Renewal:**

The Strata Agent presented to the Strata Council a proposal from Nishi Landscaping to renew the landscaping contract for this coming season. After discussion, it was **MOVED, SECONDED, and CARRIED** to approve the renewal of the landscaping contract with Nishi Landscaping with the condition that a Meeting is to be set up with the Strata Agent and the Caretaker to complete a site review with the Contractor to ensure that the level of service and cleaning expected on the site is up to the Strata Council's and Owner's standards.

e) **Snow Removal:**

There was discussion among the Strata Council Members regarding the recent snow removal process during the snowstorm in December, 2008. After discussion, the Strata Council agreed to look into alternative options to be better prepared for next winter.

The Strata Council would like to thank all volunteers for helping out during this past winter season.

5. **CORRESPONDENCE**

The following correspondence was received from Owners:

- Letter from Owner sharing concerns over after hour renovations.
- An Owner requesting replacement of broken patio tile.

5. **CORRESPONDENCE – CONT'D**

The following correspondence was received from Owners – Cont'd:

- An Owner sharing their concerns regarding bylaws, security, building ventilation, and the hot tub.
- Two (2) complaints about smoke smells from a second floor unit.
- An Owner reporting an attempted break-in.
- A letter responding to a Strata Council letter regarding usage of the hot tub.
- Three (3) noise complaints against an occupant of the third floor.
- Request from Owner to proceed with in-suite renovations.
- Two (2) letters responding to a Strata Council letter regarding Improper Bicycle Storage.
- A request from an owner to attend to a plumbing related problem.
- An Owner sharing suggestions on the recycle area.

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 how to respond and which units should be fined as per Section 135 of the *Strata Property Act*.

6. **NEW BUSINESS**

a) **Ventilation of the Hallways:**

A Strata Council Member brought to the attention of Council that they still continue to experience very cold hallways in some portions of the building. After discussion, the Strata Council instructed the Strata Agent to meet with Latham's, who are responsible for maintaining our equipment, to meet on site and get a recommendation on how to improve this situation.

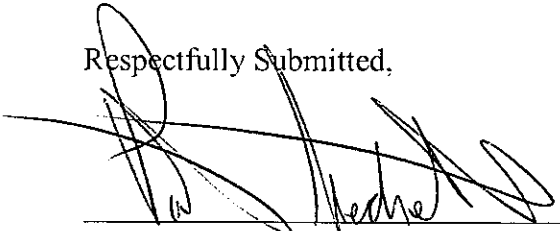
7. **NEXT MEETING**

The next Meeting scheduled will be a Strata Council Meeting and has been scheduled for **Wednesday, April 8, 2009, in suite #217.**

8. **TERMINATION OF MEETING**

There being no further business to discuss, it was **MOVED, SECONDED,** and **CARRIED** to adjourn the meeting at 9:05 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

STRATA FEES/PRE-AUTHORIZED PAYMENT

Should you ever have any questions regarding your strata account, please feel free to contact our Strata Accounts Receivables Department at: 604 331-4258. Owners who are not yet on Pre-Authorized Payment (P.A.P.) Program, our preferred payment option, should contact the same number to obtain a form. The P.A.P. Program is a convenient payment method whereby we can debit your account with your monthly strata fees on the first of every month.