

"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 IN SUITE 217 - 555 WEST 14<sup>th</sup> AVENUE  
VANCOUVER, BC, ON WEDNESDAY, APRIL 8, 2009 AT 7:00 P.M.**

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**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 7:10 p.m.

2. **APPROVAL OF PREVIOUS MEETING MINUTES**

Strata Council was presented with the meeting minutes for the Strata Council Meeting held February 18, 2009.

There being no errors or omissions, it was **MOVED, SECONDED, and CARRIED** to approve the meeting minutes for the Strata Council Meeting held on February 18, 2009, as presented.

3. **FINANCIAL REPORT**

The Strata Council Treasurer, Ms. Shannon Cliff, reviewed the financial statements for the periods ending January 31 and February 28, 2009. 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 January 31 and February 28, 2009, as presented.

4. **MANAGEMENT REPORT/OLD BUSINESS**

a) **Interior Decorating Committee:**

The Decorating Committee Representative for Strata Council updated the Strata Council on the latest progress made by the Committee. At this time, the Committee is in the midst of finalizing the proposal. This proposal will be presented to all Owners once the Strata Council has decided when to call for a Special General Meeting.

b) **Building Security and Re-Keying of the Common Areas:**

The Strata Agent updated Strata Council on the re-keying of the common area door of the building.

c) **Building Envelope Maintenance:**

The Strata Agent presented to Strata Council quotes pertaining to the building envelope maintenance, as recommended from the Building Envelope Maintenance Program. After discussion, It was **MOVED, SECONDED, and CARRIED** to approve the quote from PBEM for the power-washing and inspection of the exterior of the building, all balconies and railings for the amount of \$7,100. Strata Council also **MOVED, SECONDED, and CARRIED** to approve a quote from Accurate Glass to proceed with the maintenance and inspection of all windows, patio and swing doors on balconies for the amount of \$3,500 (plus GST).

d) **Common Area Cleaning Contract Renewal with 5-Star Cleaning:**

The Strata Agent presented to the Strata Council a proposal from 5-Star Cleaning to continue the contract for common area cleaning for one (1) more year. After discussion, it was **MOVED, SECONDED, and CARRIED** to renew the contract with 5-Star Cleaning for another year.

e) **Ventilation of the Hallways:**

As requested at the last Strata Council Meeting, the Strata Agent met with Latham's to discuss improving the ventilation and temperature circulation (i.e. coolness) throughout the hallways. After sharing information with the Strata Council, it was decided to **TABLE** the item.

5. **CORRESPONDENCE**

The following correspondence was received from Owners:

- An Owner's response to a bylaw violation against his unit
- A noise complaint from an Owner regarding the suite above them
- A Owner's response to a complaint against their suite

5. **CORRESPONDENCE – CONT'D**

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](mailto: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) **Gratitude/Announcements:**

The Strata Council would like to give a special thank you to Virginia Hayes for her involvement as a Blockwatch volunteer and her overall involvement in the building over the years. Thank you for all your volunteering, hard work and dedication. At the same time, Strata Council would like to announce that Dennis Urbonas will be taking over in maintaining the Book Club in the Laundry Room.

b) **Damaged Driveway on Back-Alley Ramp Access to Parkade:**

It was brought to the attention of Strata Council that the asphalt layer is fairly damaged on the back-alley ramp access to the parkade. After discussion, Strata Council instructed the Strata Agent to gather quotes for performing the work to repair the damaged driveway.

c) **Olympic Rental:**

A Strata Council Member brought to the attention of Strata Council that the potential of renting suites on a short-term basis during the Olympic period may present security concerns for Residents. After discussion, the Strata Council would like to inform all Owners that the City of Vancouver has a bylaw in place that prevents any Owner from renting their suite for periods less than a month. The City is allowing short-term rentals during the Olympics, but a special permit is required from City Hall. This permit may be purchased at City Hall for a fee of \$106. Strata Council is requesting all Owners, who are planning to rent their suite during the Olympics to inform Strata Council in writing and also submit a copy of their permit to Strata Council.

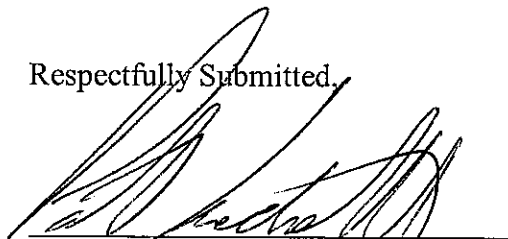
7. **NEXT MEETING**

The next meeting scheduled will be a Strata Council Meeting and has been scheduled for **Thursday, June 11, 2009, 7:00 p.m. in suite 215.**

8. **TERMINATION OF MEETING**

There being no further business to discuss, it was **MOVED, SECONDED, and CARRIED** to adjourn the meeting at 9:20 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](mailto:pfrechette@ranchogroup.com)

**INSURANCE**

*Please be reminded that the Strata's policy only covers the original fixtures installed in the Strata lot by the Developer (ie. hardwood floors installed by the Developers are covered by the Strata's insurance policy, but hardwood floors installed by an Owner after the time of purchase are not covered by the Strata's insurance policy). As per the Act, Owners are required to have insurance for their contents, improvements and betterments, liability, and insurance deductible. Owners should consult an insurance agent to ensure that they have proper coverage.*