

"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 THURSDAY, JUNE 11TH, 2009 AT 7:00 P.M.**

IN ATTENDANCE FROM COUNCIL:

Charleen Zaleski
Stephanie Whitehead
Deborah Pearson

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

Patrick Frechette, Strata Agent

REGRETS:

Shannon Cliff

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 April 8th, 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 April 8th, 2009, as presented.

3. **FINANCIAL REPORT**

The Strata Council reviewed the financial statements for the periods ending March 31st and April 30th, 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 March 31st and April 30th, 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.
- b) **Building Security and Re-Keying of the Common Areas:**
The Strata Agent reported to Strata Council that the re-keying of the common areas has been completed.
- c) **Building Envelope Maintenance:**
The Strata Agent informed Strata Council that all balconies, railings and the exterior of the building cleaning has been completed and a report from PBEM will soon follow.
- d) **Insurance Renewal with Coastal Insurance:**
The Strata Agent presented to Strata Council a quote from Coastal Insurance for renewal of the Strata's insurance policy. After discussion, it was **MOVED, SECONDED, and CARRIED** to renew the Strata's insurance with Coastal Insurance.
- e) **Damaged Driveway on Back-Alley Ramp Access to Parkade:**
The Strata Agent informed the Strata Council that Curb King will soon submit a quote to Council for the cost of repairing the ramp.

5. **CORRESPONDENCE**

The following correspondence was received from Owners:

- An Owner sharing information with Council regarding preventative pest control.
- A noise complaint from an Owner regarding excessive dog barking noise.
- An Owner would like to obtain information on the responsibility of maintenance for the hose bib.
- An Owner responded to two (2) letters of contravention that were recently sent to them.
- An Owner is requesting planters on their patio to be maintained and also complained about noise levels from another suite.

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) **Fire Hazard:**

The Strata Council would like to remind all the Residents on the ground floor to ensure that their barbeques are not located too close to their wooden fence as it could be a fire hazard for the building.

b) **Garbage Bin:**

It was brought to the attention of Strata Council that the Residents from the building next door are using the "555" garbage bin on a regular basis. After discussion, the Strata Council instructed the Strata Agent to send a letter to the Owner of the building to warn them of the situation and request the activity to stop immediately.

c) **Raccoons on Roof Top:**

During a recent pest control visit, it was noted that some raccoon activity were found on the roof top. This is due to some missing vent screens which allowed them to settle on the roof top. After discussion, the Strata Council instructed the Strata Agent to have someone come in to replace the missing screen on the roof top vents.

c) **Olympic Rentals:**

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.

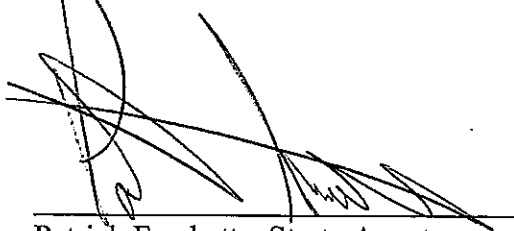
7. **NEXT MEETING**

The next meeting scheduled will be a Strata Council Meeting and has been scheduled for **Wednesday, August 19, 7:00 p.m. in suite 118.**

8. **TERMINATION OF MEETING**

There being no further business to discuss, it was **MOVED, SECONDED, and CARRIED** to adjourn the meeting at 8:45 p.m.

Respectfully Submitted,



Patrick Frechette, Strata Agent
Rancho Management Services (B.C.) Ltd.
Agents for Strata Plan VR1428
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RANCHO'S INTERNET SITE

Rancho's website contains lots of features such as accessing minutes and bylaws online. We invite you to check us out at <http://www.ranchovan.com>. The log in for 555 is **vr1428** and the password is **5069charles**. Any questions and comments can be forwarded to us by email at: pmgr@ranchogroup.com or by calling us at: (604) 684-4508.