

"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 215 - 555 WEST 14th AVENUE
VANCOUVER, BC, ON THURSDAY, SEPTEMBER 3RD, 2009 AT 7:00 P.M.**

IN ATTENDANCE FROM COUNCIL:

Charleen Zaleski
Stephanie Whitehead
Deborah Pearson
Shannon Cliff

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

Patrick Frechette, Strata Agent

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**

Strata Council was presented with the meeting minutes for the Strata Council Meeting held June 11th, 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 June 11th, 2009, as presented.

3. **FINANCIAL REPORT**

The Strata Council reviewed the financial statements for the periods ending May 31st, June 30th and July 31st, 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 May 31st, June 30th and July 31st, 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.

4. **MANAGEMENT REPORT/OLD BUSINESS-CONT'D**

b) **Quote from Curb King:**

The Strata Agent reported to Strata Council the quote from Curb King and to proceed with the installation of the new concrete driveway in the section of the back alley access ramp to the parkade that has been sinking. The total cost of the proposal is \$12,840.

After discussion, the Strata Council decided that such work should also include installing proper support to the handicap access ramp at the front of the building and that due to the high cost of such project, a $\frac{3}{4}$ vote should be presented to the Owners at the upcoming AGM for discussion and approval.

c) **Garbage Bin:**

The Strata Council had a discussion regarding the misuse of the recycling and garbage containers on site. After discussion, Strata Council would like to remind all the Residents that any furniture or cardboard left in the garbage container is against City Bylaw and that a fine might be levied on the Strata Corporation and/or Waste Management for keeping such items in the garbage container.

d) **Raccoon Activity on Rooftop:**

The Strata Agent updated the Strata Council on the racoon activity on the rooftop. At this time, there is no activity. After discussion, the Strata Council decided not to TABLE any pest control work on the roof and to monitor the racoon situation.

e) **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.

f) **Opening of the Hot Tub:**

The Strata Council discussed at what time the hot tub will open this year. After discussion, it was decided that the hot tub will be open for October 1st, 2009.

5. **CORRESPONDENCE**

The following correspondence was received from Owners:

- A noise complaint from an Owner.

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.

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) **2009/2010 Draft of Operating Budget/AGM Package:**

The Strata Agent presented the Strata Council an early draft of the 2009/2010 operating budget as well as a draft of the upcoming AGM notice.

After review and discussion, it was agreed that the Strata Agent and Treasurer will review the final draft of the Operation Budget and the final draft of the Annual General Meeting Notice will be emailed to Council for final approval before mailing out.

7. **NEXT MEETING**

The next meeting scheduled will be an Annual General Meeting and has been scheduled for **Wednesday, October 21st, 2009** at 7:00 p.m. at the **Ukrainian Cultural Centre**.

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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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: 604 331-4279. 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.