

"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 TUESDAY, NOVEMBER 10, 2009 AT 7:00 P.M.**

IN ATTENDANCE FROM COUNCIL:

Charleen Zaleski	Shelley Cunningham
Stephanie Whitehead	Candace Krahn
Deborah Pearson	
Shannon Cliff	

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

Patrick Frechette, Strata Agent

1. **ELECTION OF OFFICERS**

Charleen Zaleski – President
Deborah Pearson – Vice President
Shannon Cliff – Treasurer
Stephanie Whitehead - Secretary

2. **CALL TO ORDER**

There being a quorum present, the meeting was officially called to order at 7:05 p.m.

3. **APPROVAL OF PREVIOUS MEETING MINUTES**

Strata Council was presented with the meeting minutes for the Strata Council Meeting held September 3rd, 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 September 3rd, 2009, as presented.

4. **FINANCIAL REPORT**

The Strata Agent reported to Strata Council that there is no financial report ready for review at this time. The Strata Agent distributed the list of arrears and as of today, there are two (2) Owners in arrears for charge backs.

5. **MANAGEMENT REPORT**

a) **Interior Decorating Committee:**

A representative from the Interior Decorating Committee informed Strata Council that a meeting will take place soon to review the whole project and will report at the next Strata Council Meeting.

b) **Upgrade of the Ramp:**

The Strata Agent informed Strata Council that an on-site meeting took place with a representative from Curb King and that the contractor will accept to amend the quote and has assured that the work will reflect the concerns that the Owners brought up at the AGM.

c) **Interior Wall Damage:**

The Strata Agent presented a quote from Avenue Property Services to complete the wall repairs in one of the suites. The quote is for \$1,300. After review, the Strata Council agreed that the repairs are not the responsibility of the Strata Corporation and provided instructions to the Strata Agent to inform the Owner of the decision.

6. **CORRESPONDENCE**

Strata Council reviewed correspondence regarding an Owner contesting the recent charge back to their suite. Strata Council instructed the Strata Agent on how to respond.

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.

7. **NEW BUSINESS**

a) **From the AGM Olympic Rental:**

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.

b) **From the AGM: Improving the Lighting Around the Hot Tub Area:**

A representative from the Lighting Committee informed Strata Council that a meeting will soon take place to review the lighting needs around the complex.

7. **NEW BUSINESS –CONT'D**

c) **Dog Barking:**

Communication has been going back and forth between the Owner of the suite where there has been an out of control dog barking and that the Strata Agent informed Strata Council that he is in discussion with the Owner on solutions to resolve the issue.

d) **Leak in the Hot Tub Filter:**

As brought up at the AGM, the Strata Agent brought a quote from Imperial Paddock Pool to replace the hot tub filter tank. After discussion, the Strata Council **MOVED, SECONDED** and **CARRIED** to approve the quote.

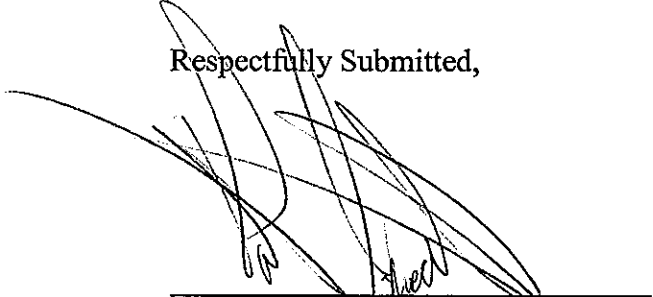
8. **NEXT MEETING**

The next meeting scheduled will be an Annual General Meeting and has been scheduled for **Wednesday, January 13, 2010 at 7:00 pm** in Suite 312.

9. **TERMINATION OF MEETING**

There being no further business to discuss, it was **MOVED, SECONDED, and CARRIED** to adjourn the meeting at 8:25 p.m.

Respectfully Submitted,



Patrick Frechette, Strata Agent
Rancho Management Services (B.C.) Ltd.
Agents for Strata Plan VR1428
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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 11	CLOSED AT 1:00 PM
THURSDAY, DECEMBER 24	CLOSED AT 3:00 PM
FRIDAY, DECEMBER 25	CLOSED
MONDAY, DECEMBER 28	CLOSED
THURSDAY, DECEMBER 31	CLOSED AT 3:00 PM
FRIDAY, JANUARY 1	CLOSED