

**STRATA CORPORATION BCS2478
SPECTRUM "I & II"
111 WEST GEORGIA STREET
668 CITADEL PARADE
VANCOUVER, BC**

MINUTES OF THE STRATA COUNCIL MEETING OF THE OWNERS OF STRATA PLAN BCS2478 SPECTRUM "I & II", HELD IN THE MEETING ROOM, SECOND FLOOR OF CLUB OZONE, 111 WEST GEORGIA STREET, VANCOUVER, B.C. ON WEDNESDAY, OCTOBER 22ND, 2008 AT 6:30 P.M.

IN ATTENDANCE

Fiona Burke – President

Amita Gill

Pasha Pourfallah – Treasurer

Ana Knight

Curtis Morrison – "Club Ozone" Representative

REPRESENTING RANCHO MANAGEMENT SERVICES (B.C.) LTD

Joseph Tsang – Strata Agent

REGRETS

Tom Mah – Vice President

GUEST:

Mr. Christopher Moore – TH123, T1

1. **CALL TO ORDER**

There being a quorum present, the meeting was officially called to order at 6:30 p.m.

2. **GUEST PRESENTATION**

Mr. Christopher Moore (townhouse 123 West Georgia Street) was in attendance to appeal that the \$200 fine assessed against him for storing a rubber storage container on his back patio be waived, and that the container be allowed to be placed there permanently. Mr. Moore reasoned that the storage container is not visible from the street and that his neighbours have expressed no concern when they were approached. Mr. Moore was informed that an official letter will be mailed to him with respect to the Council's decision but would like Mr. Moore to understand that the Strata Council has the duty to enforce the Strata Corporation's bylaws equally to all Owners/Residents of "Spectrum 1 & 2", and that even though Mr. Moore's back patio is considered limited common property, it is actually common property but with exclusive use, thus, the only items which are allowed on patio/decks are patio furniture, barbeque, and plant materials. Mr. Moore thanked Council for allowing him to attend the meeting and left the meeting at 6:45 p.m.

3. **PREVIOUS MEETING MINUTES**

There being no errors or omissions, Council adopted the minutes of the previous Council meeting held on September 24th, 2008 as presented.

4. **COMMITTEE REPORT**

a) **“Club Ozone/Parkade”:**

Curtis Morrison informed Council that he will circulate a draft version of the wordings for the visitor parking signage to the representatives of “Spectrum 3 & 4” for their comments before the final version of the signage is ordered. The new signage will be erected along the curb on Regiment Square, advising Residents on the visitor parking rules and regulations. The Strata Agent was asked to ensure that the Concierge staff is familiar with the visitor parking rules, and to also post a copy of the rules and regulations in the building as well as on Rancho’s website.

i) **Operating Budget** - Council discussed and reviewed in detail the proposed 2009 operating budget for “Club Ozone” and made minor changes. Mr. Morrison was then asked to discuss the proposed 2009 operating budget, which proposes an increase of 2.5%, with the representatives of “Spectrum 3 & 4” prior to November 13, 2008 before the notice of Annual General Meeting for “Spectrum 1 & 2” be mailed out to the Owners.

b) **Bylaws:**

Copies of the bylaw infraction letters sent to Owners/Residents were presented to Council for review and instructions were given on how to respond, including those Owners who are disputing fines or Owners chargeback.

5. **FINANCIAL REPORT**

The Treasurer requested that the approval of the financial statements for the month of September 2008 be **TABLED** until the next Council.

Accounts Receivable

Accounts receivable as of October 14, 2008 was reviewed in detail. Council is pleased that the accounts receivable is down tremendously from the prior month to about \$15,000, but would like to see that all Owners provide Rancho’s office with either post-dated cheques or pre-authorized payments to cover their monthly strata fees and requested that lien warning letters continue to be issued, and to be followed up with lien registration against those Owners who continues to be in arrears.

Proposed 2009 Operating Budget

The forecast year-end financial statements as of October 31, 2008 along with the proposed 2009 operating budget was reviewed in detail. It is expected that the strata will end the year with a healthy surplus but with that the overall strata fees for the proposed 2009 operating budget be increased by 3% to keep pace with inflation.

6. **BUSINESS ARISING FROM PREVIOUS MEETING**

a) **Norm King:**

A memo had been circulated to all Owners of “Spectrum 1 & 2” on September 26th, 2008 about Mr. Norm King’s activities at the “Spectrum” Towers. In addition, the Strata Corporation has managed to obtain five (5) orders of possessions against Mr. King. As a result of such orders, Mr. King’s FOBS to those suites have all been deactivated.

b) **Elevator Maintenance Contract:**

Council discussed the revised proposal put forth by Thyssen Krupp Elevator, which include coverage for after hours as well as on weekends. The Strata Agent was asked to go back to Thyssen Krupp advising that strata is prepared to sign a fifteen (15) years agreement if Thyssen Krupp is prepared to waive the extra monthly charges for providing the “Spectrum 1 & 2” with a 24/7 coverage and to have a clause in the contract that Thyssen Krupp is required to clean all the dirty buttons once a year and that if such work is not needed, a credit of \$1000 is to be credited to the strata’s invoice for that particular year.

c) **Indicator Light:**

As instructed, a memo dated October 1st, 2008 explaining the proper usage of the indicator light in English, Spanish, and Korean were posted in the elevator cabs as well as on the bulletin board in front of the women and men changing rooms. Council observed that since the issuance of such memo, most Residents have taken the extra time to wait for the overhead gates to close completely before driving away. However, there continue to be a few Residents who neglect to wait and Council requests that fines be assessed against those individuals for non compliance.

7. **CORRESPONDENCE**

Owners are invited to write Strata Council, via Rancho Management Services on any Strata related matters and send them to Rancho’s office at 701-1190 Hornby Street, Vancouver, BC, V6Z 2K5, or by fax to 604-684-1956 or by e-mail to josephsang@ranchogroup.com

Correspondence received from Owners was presented to Council for review and instruction was given to the Strata Agent on how to respond.

8. **NEW BUSINESS**

a) **Annual General Meeting Agenda:**

The Strata Agent was asked to include the following issues:

- Olympic Banner
- Bylaw Amendments/Additions

b) **Cigarette Butts:**

It was brought to Council's attention that there seems to be an increase in a number of cigarette butts being discarded from the Towers and requested that a memo be issued in the elevator monitor every two (2) months to ask Residents to refrain from such practices or they will be severely fined.

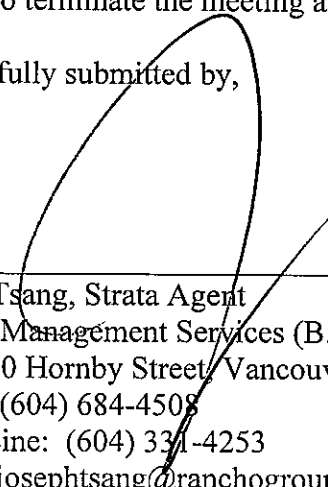
9. **NEXT MEETING**

The next meeting will be the Annual General Meeting which has been tentatively scheduled for **Thursday, December 4th, 2008.**

10. **TERMINATION**

There being no other business to discuss, it was **MOVED, SECONDED** and **CARRIED** to terminate the meeting at 8:55 p.m.

Respectfully submitted by,



Joseph Tsang, Strata Agent
Rancho Management Services (B.C.) Ltd.
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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 12	CLOSED AT 1:00 PM
WEDNESDAY, DECEMBER 24	CLOSED AT 3:00 PM
THURSDAY, DECEMBER 25	CLOSED
FRIDAY, DECEMBER 26	CLOSED
WEDNESDAY, DECEMBER 31	CLOSED AT 3:00 PM
THURSDAY, JANUARY 1	CLOSED