

**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, ADJACENT TO THE LOBBY OF TOWER "I", 111 WEST GEORGIA STREET, VANCOUVER, B.C. ON MONDAY, NOVEMBER 19TH, 2007 AT 6:30 P.M.

IN ATTENDANCE

Fiona Burke – President	Amita Gill
Tom Mah – Vice President	Curtis Morrison
Pasha Pourfallah – Treasurer	
Ali Safaie – Secretary	

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

Joseph Tsang, Senior Property Manager

REGRETS

Ana Knight

1. CALL TO ORDER

There being a quorum present, the meeting was officially called to order at 6:38 p.m.

2. ELECTION OF OFFICERS

The first order of business after an Annual General Meeting is the election of officers for the new Strata Council. The following members were either nominated or volunteered for the following positions:

- Fiona Burke, President
- Tom Mah, Vice President
- Pasha Pourfallah, Treasurer
- Ali Safaie, Secretary

It was then, **MOVED, SECONDED** and **CARRIED** to elect the above noted members to their respective offices.

3. ADOPTIONS OF PREVIOUS MEETING MINUTES

Council was informed that normally at a meeting like tonight, the Council will need to approve the minutes from the previous Strata Council Meeting. This being the first Council Meeting, there was no previous meeting minutes to approve.

4. **FORMATION OF COMMITTEES**

It was suggested that establishing various committees would assist the Strata Council in the overall operation of the building. Thus, a decision was made to formulate the following committees:

Common Area Deficiency Committee:

Tom Mah, Ali Safaie, Pasha Pourfallah.

Bylaw Committee:

Amita Gill, Fiona Burke – Rancho will provide the committee with sample bylaws from other strata for consideration. In the interim, Council passed a Rules and Regulation that as of December 1, 2007, all move in and out will require a \$200 fee before the move can take place. The motion was **CARRIED** unanimously.

"Club Ozone" Committee:

Council was informed that "Club Ozone" is a separate entity shared between Spectrum "I & II", Spectrum "III", and Spectrum "IV". Once Spectrum "III", and Spectrum "IV" are active, representatives from those buildings will meet with representative from Spectrum "I & II" on a regular basis to discuss the operation of the club. Curtis Morrison subsequently volunteered to serve as the representative for "Club Ozone" from Spectrum "I & II".

The Strata Council would like to thank the above noted members for volunteering their time serving the various committees.

5. **FINANCIAL REPORT**

Council was told that the financial statements for the Strata Corporation are being prepared on a monthly basis, and are usually ready by the middle of the following month. Therefore, the first set of financial statements for Spectrum "I & II" will be for the period ending November 30th, 2007, and should be ready by mid-December of 2007.

6. **BUSINESS ARISING FROM PREVIOUS MEETING**

a) **LED Indicator Light:**

It was suggested at the Annual General Meeting held on October 29th, 2007 that Council consider installing a LED indicator light as an added security measure. The light will turn green when a FOB is presented. Thus, allowing the car in front to verify the car behind is a resident.

b) **Additional Enterphone:**

As per the discussion held at the recent Annual General Meeting, it was suggested that either a second (2nd) enterphone system be installed in front of the Concierge's desk, or alternatively relocate the existing enterphone in front of 111 West Georgia Street to the Concierge's desk, since the lobby of 111 West Georgia Street is not accessible by cars. Council asked that the Property Manager writes to Concord Pacific to have the described work completed and also provide benches for the Women and Men's changing rooms, as well as a FOB reader for the changing room doors, and the doors leading to the garbage rooms.

7. **CORRESPONDENCE**

Owners are therefore invited to write the 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 Property Manager on how to respond.

8. **NEW BUSINESS**

a) **Shaw Access:**

Council was presented with an *Access Agreement* from Shaw to provide their services in Spectrum "I & II". The Property Manager was authorized to sign the agreement allowing Shaw to immediately provide services in Spectrum "I & II".

b) **Olympic Banner:**

Council was presented with a letter from Tunnel Vision Transit Advertising Ltd. The people responsible for putting together the Olympic Banners for Vanoc, inquiring if strata would be interested in participating in the temporary banner project for the 2010 Olympics, and requested that they be given a short ten (10) minute at the next Council Meeting to do a presentation. Such request was granted for the January meeting.

c) **Camera for the Elevator Cab:**

Council was presented with a proposal from International Human Network Media to install a security camera in the elevator cab. The contract calls for a five (5) year term and would cost the Strata Corporation nothing. In light of the fact that there have been numerous incidents of dog urinating in the elevator, the Property Manager was instructed to sign the contract to have IHN Media install the security cameras immediately.

d) **Permit Parking:**

A discussion was held with respect to parking on Citadel Parade and to have the City turn that into a "Permit Parking" only. The Property Manager will write to the City of Vancouver and have them implement such program. The decision was **CARRIED** by a vote of five (5) to one (1), in favour of such initiative.

e) **Unauthorized Parking:**

It has been observed that numerous vehicles are parked in unassigned parking stalls. Council request that such vehicles be given notice to cease such practice or risk having their vehicles towed without further warnings.

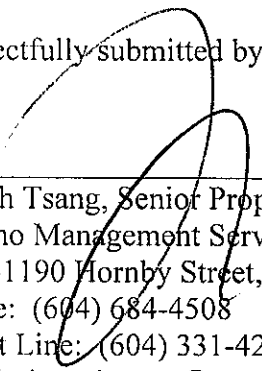
9. **NEXT MEETING**

The next Council Meeting has been scheduled for **Monday, January 21st, 2008 at 6:30 p.m.**

10. **TERMINATION**

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

Respectfully submitted by,



Joseph Tsang, Senior Property Manager
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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 XMAS HOURS

FRIDAY, DECEMBER 14	CLOSED AT 1:00 PM
MONDAY, DECEMBER 24	CLOSED AT 3:00 PM
TUESDAY, DECEMBER 25	CLOSED
WEDNESDAY, DECEMBER 26	CLOSED
MONDAY, DECEMBER 31	CLOSED AT 3:00 PM
TUESDAY, JANUARY 1	CLOSED