

**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, 131 REGIMENT SQUARE, VANCOUVER, B.C., ON WEDNESDAY, JANUARY 28TH, 2009 AT 6:30 P.M.

IN ATTENDANCE

Fiona Burke – President	Ana Knight
Pasha Pourfallah – Treasurer	Gregor Newlands
Curtis Morrison – "Club Ozone" Representative	Hamideh Riseh
Paula Tobey – Landscaping Committee	

REPRESENTING RANCHO MANAGEMENT SERVICES (B.C.) LTD

Joseph Tsang – Strata Agent

REGRETS

None

1. CALL TO ORDER

There being a quorum present, the meeting was officially called to order at 6:40 p.m.

2. GUEST PRESENTATION

The following Owners were briefly in attendance to appeal to the Council that fines assessed against them be waived. Council listened to the Owners' evidence and advised that a formal letter with the Council's decision will be sent out to them:

Unit #1205, Tower 1	–	Anne He
Unit #1206, Tower 1	–	Balraj Heran
Unit #2306, Tower 1	–	Hamir Bansal
Unit #2706, Tower 1	–	Jeong Ju Lee
Unit #1809, Tower 2	–	Veer Singh

Owners are reminded that if they wish to appear before Council to dispute any fines or discuss their concerns, to put it in writing at least five (5) business days before the scheduled meeting. Owners simply showing up at the meeting will be asked to leave.

3. ELECTION OF OFFICERS

This being the first Council Meeting following the recent Annual General Meeting, Council was reminded that the various officers for the new Council must be decided:

3. **ELECTION OF OFFICERS – CONT'D**

Fiona Burke	–	Council President
Ana Knight	–	Vice-President
Pasha Pourfallah	–	Treasurer
Curtis Morrison	–	“Club Ozone” Representative
Paula Tobey	–	Landscaping Committee

It was **MOVED**, **SECONDED**, and **CARRIED** unanimously to appoint the above noted Council Members to their respective positions.

4. **COMMITTEE REPORT**

a) **“Club Ozone/Parkade”:**

Council reviewed and adopted the Rules and Regulations governing the usage of the visitor parking stalls on Regiment Square. The Strata Agent was asked to post the Rules and Regulations on the monitor in the elevator cab in the respective tower and a hard copy be posted on the bulletin board in front of the changing rooms.

i) **Security:**

A request was received from the Spectrum 3 Council inquiring as to when fob readers will be installed in the respective changing rooms. Council was advised that as of December 31st, 2008, the Club has incurred an operating deficit of \$25,000. Even though the new operating budget has been approved, it does not come into effect until February 1st, 2009. Accordingly, with one month left in the Club Ozone fiscal period, it is likely that the Club will end the year with an operating deficit, which will be absorbed into the 2009 operating budget. Council deemed that it was a higher priority to have a camera installed on the second level of Club Ozone in front of the glass door separating Tower 1 and the Club. This is in light of recent incidents involving the free weights being stolen from the gym, and as such, the new camera would provide a visual for the gym, theatre, and the multi-purpose room. It will put the Strata in a position to issue fines, if Residents are seen consuming alcohol outside the multi-purpose room. The cost to install the camera is approximately \$2,700 and Mr. Curtis Morrison was asked to notify the Spectrum 3 and 4 Representatives accordingly.

b) **Bylaw Infractions:**

Copies of Bylaw Infraction letters, totalling about 500 pages, were presented to Council for review, including instruction on decisions regarding those Owners who are disputing fines or Owner charge backs.

5. **FINANCIAL REPORT**

The Treasurer advised Council that he has reviewed the November and December, 2008, financials and noted that the Strata has incurred an operating surplus of approximately \$4,300 as of December 31st, 2008. One area of concern is the increased balance in the Accounts Receivable of which the Strata Agent was asked to continue issuing lien warning letters to all those Owners, who are in arrears or who have failed to provide the Strata Corporation with either post-dated cheques or Pre-Authorization Payment for their monthly strata fee contribution.

There being no question or discussion, it was then **MOVED, SECONDED, and CARRIED** to adopt the financial statements for November and December, 2008, as presented.

6. **BUSINESS ARISING FROM PREVIOUS MEETING**

a) **Elevator Maintenance Services Contract:**

Council was presented with a one-page opinion from a third party vendor on the possibility of converting the existing elevator control system over to theirs and have a different vendor provides the elevator services instead of the current vendor (Thyssen Krupp). However, the opinion was not encouraging as it will cost approximately \$50,000 to \$100,000 to switch the operating system to a different vendor beside Thyssen Krupp. In addition, because Thyssen Krupp was the original installer, a different provider maintaining these elevator services will most likely encounter difficulty in obtaining replacement parts from Thyssen Krupp. Accordingly, the Strata will have no choice but to renew their elevator maintenance services contract with Thyssen Krupp.

It was **MOVED, SECONDED, and CARRIED** unanimously to renew the service agreement with Thyssen Krupp for a five-year period, which includes 24/7 coverage, as well as Thyssen Krupp agreement to clean all the elevator buttons, which were filled with dust during the construction period.

b) **Olympic Lighting:**

Recently Spectrum 3 held a Special General Meeting to approve a $\frac{3}{4}$ vote resolution to proceed with the Olympic lighting. However, all three Spectrum Strata must approve the same resolution in order to allow the lighting company to solicit sponsorship money. Spectrum 4 will hold their Annual General Meeting on March 6th, 2009, to discuss this issue.

7. **CORRESPONDENCE**

Owners are encouraged to write Strata Council, via Rancho Management Services on any Strata related matters (i.e. suggestions, concerns, etc). Correspondence can be sent to Rancho's office at 701-1190 Hornby Street, Vancouver, B.C., V6Z 2K5, or by fax to 604-684-1956 or by e-mail to josephsantang@ranchogroup.com.

7. **CORRESPONDENCE – CONT'D**

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) **Vandalism:**

Recently there were several incidents involving trades vehicles hitting the fire sprinkler pipe in the underground parking, as well as Residents intentionally vandalizing the sensors on the overhead garage gate and exit signage location on level P1. Police reports were filed and all repairs costs will be charged back to the Owner of the respective unit.

b) **Tower 2 – Lobby Odour:**

A complaint was received from a Resident with respect to the intermittent odour in the Main Lobby of Tower 2. The Strata's Mechanical Contractor traced the problem to a dry “P” trap located on Level UL, where a heat pump is location. This drain must be filled with water regularly to eliminate the sewage gas odour. The Building Maintenance staff is now aware of this issue and it was observed that the odour has been eliminated.

c) **Cigarette Butt/Pet Excrement:**

Complaints were received from Residents in the Townhouses with respect to the increase in frequency of cigarette butts being discarded from the Tower and in some cases, the cigarette butts are lit. The Strata Agent was asked to issue a general memo to all Residents in the Tower, requesting that they refrain from such practice or Council will have no choice but to conduct DNA tests on these cigarette butts in an effort to trace the culprits.

It was brought to Council's attention that Residents are ignoring the pet signage requesting Residents to clean up after their dogs, as numerous dog feces were observed being simply left on the grounds. It is time as such that the signage be replaced with new signage stating that all dogs are banned from urinating/defecating on common property. It was **MOVED, SECONDED, and CARRIED** to have the new sign installed immediately.

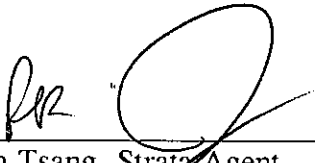
9. **NEXT MEETING**

The next meeting will be a Strata Council Meeting, and has been scheduled for **Wednesday, February 25th, 2009, at 6:30 p.m.** The meeting will be held in the Meeting Room, Second Level, at **111 West Georgia Street, Vancouver, B.C.**

10. **TERMINATION**

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

Respectfully submitted by,



Joseph Tsang, Strata Agent
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SECURITY

For the security of everyone, residents are reminded to **NOT** let strangers into the building. This helps to prevent vandalism and helps keep the building security at its highest level.