

**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 SECOND FLOOR MEETING ROOM, ABOVE THE CONCIERGE DESK, 111 WEST GEORGIA ST, VANCOUVER, B.C., ON WEDNESDAY, JUNE 24, 2009 AT 6:30 P.M.

IN ATTENDANCE

Fiona Burke – President
Gregory Newlands

Paula Toby - Landscaping
Hamideh Riseh

REPRESENTING RANCHO MANAGEMENT SERVICES (B.C.) LTD

Joseph Tsang – Strata Agent

REGRETS

Ana Knight – Vice President
Curtis Morrison – "Club Ozone" Representative

Pasha Pourfallah – Treasurer

1. **CALL TO ORDER**

There being a quorum present, the meeting was officially called to order at 6:35 p.m.

2. **GUEST PRESENTATION**

IHN Media:

Simon Kim, of IHN Media Inc., was in attendance to brief Council on a new product offered by his firm. The product is called "Condo Kiosk Service" and is powered by City Kiosk Network Inc. whose goal is to provide a "green" solution by reducing the amount of paper waste in high rise condominiums. "Condo Kiosk" effectively and efficiently creates a digital communication channel for condo management, residents and businesses. The contents include condo activities, management notices, bulletin board for Residents, as well as providing real-time updates on weather, headline news, business directory, special promotions and discount coupons, etc. Residents can select and send information such as special coupons from "Condo Kiosk" to their cell phones and/or email accounts in seconds, as well as making reservations for restaurants, golf courses, etc.

It was unanimously agreed that the "Condo Kiosk" would greatly benefit the Residents of Spectrum "I & II". Mr Kim was asked to provide one kiosk in each of the lobbies. Council was told that as part of IHN's initial promotion to kick off such a venture, IHN will provide the first fifty (50) kiosks free of charge and that once that number is surpassed, any Strata wanting a kiosk will have to pay \$2,500 for each. Council thanked

2. **GUEST PRESENTATION – CONT'D**

IHN Media – Cont'd:

Mr. Kim for attending the meeting and excused him from the meeting at 7:10 p.m. Delivery of the kiosks is expected to be in August of 2009.

Unit 2907, Tower 1:

The daughter of the registered Owners of unit 2907, Tower 2, Nadia Tavakoli, was in attendance to request that the Strata waive the \$500 fee assessed against her parents for Strata's involvement in evicting “Norm King”, due to the fact that she has made her own arrangements to have “Norm King” evicted. Council thanked Ms. Tavakoli for attending the meeting and requested that she provides Council with all relevant documentation so that Council is in a better position to decide whether or not to waive the \$500 charge. Ms. Tavakoli was told that a letter with the Council decision will be issued to her and excused her from the meeting at 7:30 p.m.

3. **PREVIOUS MEETING MINUTES**

In vetting through the minutes of the previous Council meeting held on May 27th, 2009, it was noted that on page 4 under item 5 (d), it should be noted that the domain name will be retained by “Strata Website Limited” be for marketing purposes and **NOT** by the “Spectrum I & II” Strata should Strata decide to discontinue the “Spectrum I & II” website operated by “Strata Website”.

There being no other changes it was then **MOVED, SECONDED, and CARRIED** to adopt the minutes of the previous Council meeting minutes held on May 27th, 2009 as amended.

4. **COMMITTEE REPORT**

a) **“Club Ozone Parkade”:**

In a written report submitted to Council, Mr. Curtis Morrison confirmed that he has met with the “Club Ozone” representative from “Spectrum III & IV” and is pleased to inform that all three (3) Strata Corporations have agreed to move forward with the installation of a car wash area and a coin operated vacuum cleaner, at a cost of approximately \$11,000 to be allocated between the three (3) Stratas. However, before proceeding with the described work, Council requested that the Strata Agent obtain a second quote for the installation of the water source and find out if it is possible to install a coin operated device to control the water supply. Finally, Council was told that “Spectrum III & IV” will need to discuss the costs involved in constructing a high security bike storage area before deciding whether or not to proceed.

4. **COMMITTEE REPORT – CONT'D**

a) **“Club Ozone Parkade” – Cont’d:**

Council was advised of a recent function being held in the multipurpose room which involved a nude show. As a result of such activity, it was **MOVED**, **SECONDED**, and **CARRIED** unanimously to pass the following rules and regulations pertaining to the multipurpose room usage.

- The doors to the courtyard must be closed by 11:00 p.m. Guests must not use the deck after that
- The use of the multipurpose room must **NOT** constitute a disturbance or annoyance to any other Spectrum residents. Activities contributing to any annoyances must cease immediately following a complaint and notification by the concierge staff.
- Users are not allowed to cover up the windows.

Finally Council was advised that four (4) new metal chairs have been purchased for the pool deck.

b) **Landscaping:**

Paula Toby advised that the trees along Citadel Parade are nearly dead and that they should be replaced with the same species of trees which are planted in front of the townhouses along West Georgia and Dunsmuir. Ms. Toby is expecting a quote from the Strata’s gardener for the tree replanting and will present it to Council for consideration at the July meeting. Additionally, the Strata Agent presented Council with a copy of a letter dated June 2nd, 2009 sent to Holland Landscapers who had originally planted the trees and have responded that they have asked for a meeting with the Developer and the landscape architects to review the progress of the **ASH** trees and discussed options, which include replacements if needed. If replacement is decided, it will likely not be done until the Fall which is considered planting season.

Council was further informed that beetles have infested the trees along West Georgia Street and are making their way over to the trees along Citadel Parade. The beetles could be attracted by the dead “ash” trees or the sap from healthy trees along West Georgia. As a result, a pest control company has been called out to fumigate the beetles. It was suggested that an arborist be brought in to assess the situation and to determine what attracts the beetles so that the relevant measures could be taken to address this problem.

c) **Bylaw Infractions:**

Letters sent out to Owner/Residents who are in violation of the Strata’s bylaw were presented to Council for review and instructions were given on which suites should be assessed fines.

5. **FINANCIAL REPORT**

The Strata Agent provided a cursory review of the May financials and advised that the Strata has incurred an operating surplus of approximately \$9,000 for the month and a year-to-date operating surplus of approximately \$63,000, mainly as a result of savings from the utilities expenses and higher than budgeted revenue in miscellaneous income, from collection of fines.

Arrears:

The accounts receivable as of tonight’s meeting was reviewed. It was observed that the total outstanding amount for Strata fee payments was reduced to around \$18,000, as evidenced by only one (1) lien warning letter was issued since the last Council meeting held in May.

There being no questions or discussion it was **MOVED, SECONDED, and CARRIED** to approve the financial statements for the period ended May 31st, 2009 as presented.

6. **BUSINESS ARISING FROM PREVIOUS MEETING**

a) **Strata Website:**

Council was informed that Ms. Fiona Burke and Pasha Pourfallah were going to work together on setting up the Strata website for “Spectrum I & II”. However, with Mr. Pourfallah being away in Iran, Ms. Burke has to work on getting the relevant information together for the site herself and contributed to the delay. However, Ms. Burke was pleased to inform Council that she had discussions with Concord Pacific and has received approval to use Concord’s marketing materials for “Spectrum I & II” on the Strata website. As well, a domain name of “www.spectrumoneandtwo.com” has been selected. Ms. Burke then suggested that a Committee be established with representation from Council to help out with the FAQ’s for the website. The Committee will of course report back to Council. It was suggested that social activities such as a “Summer barbeque” as a well as a “garage sale” should be posted on the website when it is up and running. Ms. Burke expects that the site should be up and running within weeks.

b) **Man Door FOB Reader:**

The recently approved FOB reader has been installed on the “man gate” adjacent to the main overhead door as you’re exiting the garage door

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 josephsang@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, including decision on the appeal of fines, etc.

Note: Any Owners wishing to attend a Council meeting in order to dispute fines, or bring their concerns to the attention of Council are advised to submit their request to the Strata Agent, in writing, at least five (5) business days in advance of the scheduled meeting. Owners simply showing up at the meeting will be asked to leave.

8. **NEW BUSINESS**

a) **Parking Stall Rentals:**

Council was in receipt of a letter from an Owner advising of about seventeen (17) parking stalls being advertised on “Craigslist” for rent at the “Spectrum” towers and this Owner suspects that most of these stalls will be rented out to non-Residents which will jeopardize the security of the building. Council requested that a posting be inserted on the elevator monitor advising that any Owners who are caught leasing their parking stalls to non-Residents will be subject to having their access to the “Club Ozone” as well as the underground parking area restricted immediately and relevant fines being assessed for non-compliance of the Strata Corporations’ bylaws.

b) **Cigarette Butts:**

Council is in receipt of several complaints from Residents of the townhouses that they continue to receive large amounts of cigarette butts and other debris being discarded from the tower. In one instance, a rock the size of a tennis ball was being thrown. Council would like all “Spectrum” Residents to know that such behavior will not be tolerated and that the night shift security guard will be asked to catch those individuals responsible for such cowardly acts. Those individuals who are caught will be fined, and subject to eviction if you are a Tenant in the building.

c) **Olympic Advertising:**

Tunnel Vision Transit Advertising Ltd. presented Council with a copy of their contract for the illumination display on the walls of the “Spectrum I & II” during the 2010 Vancouver Winter Olympics. The contract promises a potential daily rental rate of up to \$2,050. Having reviewed the contract, the Strata Agent was authorized to sign the contract but requested that there should be a minimum daily rental rate guarantee from Tunnel Vision be inserted into the contract.

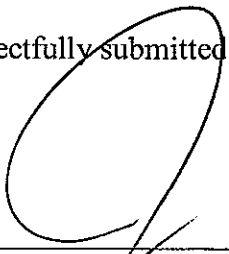
8. **NEXT MEETING**

The next Meeting will be a **Strata Council Meeting**, and has been scheduled for **Wednesday, July 29th, 2009**, at **6:30 p.m.** and that the meeting after the July meeting will be on **Wednesday September 30th, 2009**. The meetings will be held in the **Meeting Room, Second Level**, at **111 West Georgia Street**, Vancouver, B.C.

9. **TERMINATION**

There being no other business to discuss, it was **MOVED, SECONDED**, and **CARRIED** to terminate the meeting at 8:35 p.m.

Respectfully submitted by,



Joseph Tsang, Strata Agent
Rancho Management Services (B.C.) Ltd.
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RANCHO'S INTERNET SITE

Rancho's website contains lots of features such as accessing minutes and bylaws online. We invite you to check us out at **<http://www.ranchovan.com>**. The log in for The Melville is **BCS2478**, and the password is **spectrum5167**. Any questions and comments can be forwarded to us by email at: **pmgr@ranchogroup.com** or by calling us at: (604) 684-4508.