

**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, 111 WEST GEORGIA ST, VANCOUVER, B.C., ON WEDNESDAY, APRIL 22, 2009 AT 6:30 P.M.

IN ATTENDANCE

Fiona Burke – President	Ana Knight – Vice President
Paula Toby - Landscaping	Pasha Pourfallah – Treasurer
Curtis Morrison – "Club Ozone" Representative	Hamideh Riseh
Gregory Newlands	

REPRESENTING RANCHO MANAGEMENT SERVICES (B.C.) LTD

Joseph Tsang – Strata Agent

GUESTS

Greyson Ho (1710, Tower II)	Alixandre Golgoni (2706, Tower II)
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1. CALL TO ORDER

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

2. GUEST PRESENTATION

Two (2) Owners were in attendance to dispute fines being assessed against their tenant or themselves. These Owners were given ten minutes to argue their case, and were told that a letter will be issued to them with the Council's decision. In the case of unit 2706, Tower II, a mistake was made in alleging that his guest has done damages to the building. Thus, the Strata Agent was asked to issue an apology letter to this particular Owner.

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

3. COMMITTEE REPORT

a) "Club Ozone"/Parkade

Curtis Morrison informed Council that he has not been able to schedule a meeting with the "Club Ozone" Representative from Spectrum III and IV to discuss the purchase of a coin operated vacuum and establishing a car wash area and the relevant costs. The Property Manager was asked to provide the relevant contact information in light of the fact that Spectrum III and IV have recently held their Annual General Meeting and probably elected new "Club Ozone" Representative.

3. **COMMITTEE REPORT – CONT'D**

a) **“Club Ozone”/Parkade – Cont’d**

i) **Miscellaneous Issues:**

Council requests that the following issues be attended to with respect to the women’s changing room:

- Install hooks
- Provide a floor mat
- Purchase an additional bench
- Purchase proper shower curtains

Strata also ask that the following wordings, “Please shower before entering the pool”, be stencilled onto the glass door in the steam room and the sauna, as well as the doors leading to the pool from the changing rooms.

A discussion was then held with respect to the performance of certain Concierge staff, especially, the two (2) individuals who have been observed to constantly sit at the Concierge desk. The Strata Agent was asked to arrange for a meeting with management of the Concierge provider to address such concerns and to increase the patrol frequency and that should the two (2) individuals’ performance do not improve, ask for staff replacement. Council also discussed the need to have an extra Concierge staff to supervise moves so that the elevator would not be tied up. Council also request that the Concierge staff schedule moves around the peak elevator usage period.

ii) **Furniture for the Pool Area:**

A suggestion was made to purchase patio furniture for the pool deck. Ana Knight was appointed to source the appropriate furniture and report back to Council at the next meeting in May.

b) **Landscaping**

Paula Toby informed Council that the Strata’s gardener recently power raked and seeded the damaged grass along the sidewalk which was caused by a dog urinating and defecating. The landscaper suggested that the adding of additional top soil to the courtyard level beds should be tabled until next year to allow the current plant materials to grow. Strata was also informed that the building maintenance staff was recently told to get rid of all the moss between the concrete pavers on the courtyard level and replace it with river rock.

c) **Bylaw Infraction**

Copies of bylaw infraction letters sent to Owners/Tenants were presented to Council for review. Those Owners/Tenants who do not file their disputes within the fourteen (14) day notice period will result in fines of \$200 being assessed

3. **COMMITTEE REPORT – CONT'D**

c) **Bylaw Infraction – Cont'd**

against their respective strata lots for non-compliance of the Strata's bylaws. Owners and Tenants are reminded that should you wish to dispute any bylaw infractions allegedly made against you, you must do so within fourteen (14) days of receiving the letter from Strata. Otherwise, Strata will not entertain any disputes after the fourteen (14) day window has passed.

4. **FINANCIAL REPORT**

The Treasurer informed Council that he has reviewed the latest financial statement as of March 31st, 2009, and is pleased to inform Council that the Strata has incurred an operating surplus. It was noted that all the expenditure categories are within the budgeted amount with the exception of the general building R&M category. The Strata Agent was asked to provide the Treasurer with a general ledger for this expenditure category.

5. **BUSINESS ARISING FROM PREVIOUS MEETING**

a) **Tower II Lobby**

Council was told that a security camera has been installed in the lobby of Spectrum II adjacent of the mailbox area to catch those residents who allow their dogs to roam freely in the lobby. Additionally, the mechanical consultant on record, Yoneda & Associates, has addressed the foul odour issue in the lobby after receiving a letter from Strata.

b) **Parkade Pressure Washing**

Council was informed that approximately thirty-one (31) stalls were not clean when the recent pressure washing was done as a result of the stall users not moving their vehicles.

c) **Extra Security Cameras**

Council approved the installation of a fob reader and security camera in the respective garbage room after reviewing the relevant quotes.

6. **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.

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.

7. **NEW BUSINESS**

a) **Dryer Vent Cleaning**

The Strata Agent was asked to obtain quotes for the cleaning of the building's dryer vents.

b) **Side Gate**

The Strata Agent was asked to obtain pricing to install a fob reader on the gate adjacent to the overhead gates to allow residents easy access into the parkade area.

c) **Strata Website**

Members from a firm called Strata Websites Limited conducted a fifteen (15) minute PowerPoint presentation on the benefits of setting up a website for Spectrum I and II. The costs of maintaining such a site was also described. Council Members were then given a disc with background information on the company. Council will revisit this issue and make a decision at the May Meeting.

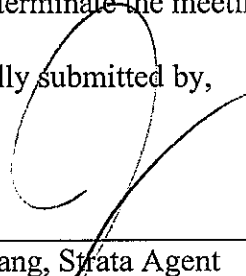
8. **NEXT MEETING**

The next Meeting will be a **Strata Council Meeting**, and has been scheduled for **Wednesday, May 27, 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.**

9. **TERMINATION**

There being no other business to discuss, it was **MOVED, SECONDED, and CARRIED** to terminate the meeting at 8:30 p.m.

Respectfully submitted by,



Joseph Tsang, Strata Agent
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INSURANCE

Please be reminded that the Strata's policy only covers the original fixtures installed in the Strata lot by the Developer (ie. hardwood floors installed by the Developers are covered by the Strata's insurance policy, but hardwood floors installed by an Owner after the time of purchase are not covered by the Strata's insurance policy). As per the Act, Owners are required to have insurance for their contents, improvements and betterments, liability, and insurance deductible. Owners should consult an insurance agent to ensure that they have proper coverage.