

**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, MARCH 25, 2009 AT 6:30 P.M.

IN ATTENDANCE

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

REPRESENTING RANCHO MANAGEMENT SERVICES (B.C.) LTD

Joseph Tsang – Strata Agent

REGRETS

Pasha Pourfallah – Treasurer

GUESTS

Henry Jung (808, Tower II)	Alixandre Golgoni (2706, Tower II)
Bahram Dinl (2107, Tower II)	

1. **CALL TO ORDER**

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

2. **GUEST PRESENTATION**

Three (3) 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.

<i>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 meeting. Owners who simply show up at the meeting will be asked to leave.</i>

3. **COMMITTEE REPORT**

a) **"Club Ozone"/Parkade:**

- i) The yellow lines have been stencilled on the Spectrum I and II side of the visitor parking along Regiment Square to accommodate up to five (5) vehicles. The same will be done on the Spectrum III and IV side when the weather permits.

3. **COMMITTEE REPORT CONT'D**

ii) **Dog Signage:**

The newly installed “dog signage” seems to have produced the desired result in that less pet excrement has been noticed on the grounds. A request was made to have two (2) similar signs be mounted on the visitor parking posts along Regiment Square. It was observed that residents continue to allow their dogs to run freely in the lobby of Tower II. The Property Manager was asked to install a security camera along the corridor adjacent to the mail-box area in the Tower II lobby to find and catch such culprits.

iii) **Free Weights:**

The additional free weights as well as a new weight rack have arrived. A request was made to have a sign installed in the gym to remind residents to not remove free weights from the gym.

iv) **Pool Closing Hours:**

It was agreed as a trial period, the closing time for the pool should be extended to 1:00 am.

v) **Multi-Purpose room:**

It was brought to the council’s attention that there were several noise complaints with respect to a recent function being held in the Multi-Purpose room last Saturday. Apparently, the concierge on duty at the time had opened the glass door separating the Multi-Purpose room and the Courtyard. This resulted in several noise disturbances registered at approximately 1:00 am. The reason the concierge gave for opening the glass door was to allow the party goers to smoke.

Following a discussion, it was unanimously agreed that there is to be no smoking on any common property since this is a City of Vancouver Bylaw. Thus, the Strata Agent was asked to amend the Multi-Purpose Booking Form to insert the wordings “*No smoking is permitted*” and that the glass door separating the Multi-Purpose room and the Courtyard should remain locked at all times. Furthermore, the Council amended the rules and regulations to only allow residents to book the Multi-Purpose room, since the above-mentioned incident was the result of an investor owner booking the Multi-Purpose room.

vi) **Car Wash:**

The price to install a commercial-quality coin operated vacuum cleaner is around \$2,500. Mr. Curtis Morrison was asked to consult with the Club Ozone representative for Spectrum 3 and 4 before proceeding since the cost to run the water source to the designated car wash area would be another \$3,600 + GST.

3. **COMMITTEE REPORT – CONT'D:**

vii) **Landscaping**

Mrs. Paula Toby informed council that she has met recently with the Strata's gardener. One of the problems that the gardener is having has to do with the large amount of pet excrement found on the lawns. As a result, they have to regularly re-seed the lawn. They are fighting a losing battle since regular dog urine makes it difficult for the seed to germinate.

In addition, more soil is needed throughout the beds on the courtyard level. Mrs. Toby was asked to have the landscaping company provide Strata with a price to provide the additional soil needed as well as regular re-seeding of the lawns.

viii) **Bylaw Infraction:**

Copies of Bylaw Infraction letters sent to Owners/Tenants were presented to Council for review. Given that there is a large amount of letters sent in regards to bylaw infractions, a suggestion was made to only bring one such copy for Council to review at the meeting in an effort to reduce administrative costs.

4. **FINANCIAL REPORT**

In the Treasurer's absence, the Strata Agent provided a cursory review of the February financial statements. It was observed that four (4) months into the current fiscal period, the Strata has incurred an operating surplus of approximately \$50,000. In addition, the accounts receivable is lower than the prior month, but still substantial at \$30,000. The Strata Agent was asked to continue with issuing lien warning letters, as well as lien registration against those Owners who are in arrears.

There being no question or discussion, it was **MOVED**, **SECONDED**, and **CARRIED** to approve the February financial statement as presented.

5. **BUSINESS ARISING FROM PREVIOUS MEETING**

a) **High Security Bicycle Storage Room**

Council was presented with two quotes for the construction of a high security bicycle storage room, as well as a storage area for motorcycles on level P1. The property manager was asked to survey if there is a demand by posting a notice on the elevator monitor.

b) **Fob Reader in Garbage Room**

A suggestion was made to possibly install a fob reader in the respective garbage room, and the property manager was asked to obtain the pricing to do so. Once the cost to install both a fob reader and a camera are known, a decision will be made.

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) **Parkade Pressure Washing:**

A suggestion was made to require those residents who do not move their cars to accommodate the pressure washing to clean their own parking stalls. This is to ensure that the entire parkade will be cleaned and no dirt will be tracked into the building. Since the pressure washing has already been scheduled to commence on March 26, such suggestion will be considered for future pressure washing.

b) **Level P2 Storage Locker:**

Council was in receipt of an email from an Owner, requesting that access to the storage locker room on level P2 in Tower II be extended. The Property Manager was asked to extend the closing time from 8pm to 11pm. Owners/Residents are reminded that if they require emergency access past 11pm to contact the concierge on duty, and they will be escorted.

c) **Rentals During the Olympic Period:**

A discussion was held with respect to establishing possible guidelines for Owners at Spectrum I and II who are considering renting out their suites during the 2010 Winter Olympic period. It was suggested that a Special General Meeting be called for the month of May to approve some of the bylaws being considered, in an effort to ensure that those Owners who are renting out their suites during this period will comply with the Strata's guidelines. Council was also advised via an email received by VANOC that residents at the Spectrum Towers will have access to their homes even though Dunsmuir Street and the Georgia Street Viaduct will be closed to the general public during the 2010 Winter Olympic Games.

d) **Recycling Issues:**

A discussion was held in regards to the issues of homeless people coming out of the garage, and of others that know the schedule of our recycling pick-up and helping themselves to the bottles/cans that are incorrectly put into the “container bins” instead of the clearly marked yellow bins in the garbage room. The Strata Council asks that all residents report to the concierge immediately after seeing anyone who is obviously not a resident and to ensure that everyone is using the appropriate recycling containers.

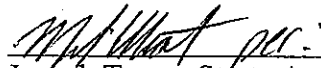
8. **NEXT MEETING**

The next Meeting will be a **Strata Council Meeting**, and has been scheduled for **Wednesday, April 22, 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 9:00 p.m.

Respectfully submitted by,



Joseph Tsang, Strata Agent
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STRATA FEES/PRE-AUTHORIZED PAYMENT

Should you ever have any questions regarding your strata account, please feel free to contact our Strata Accounts Receivables Department at: 604 331-4257. Owners who are not yet on Pre-Authorized Payment (P.A.P.) Program, our preferred payment option, should contact the same number to obtain a form. The P.A.P. Program is a convenient payment method whereby we can debit your account with your monthly strata fees on the first of every month.