

**MINUTES OF THE STRATA COUNCIL MEETING OF THE OWNERS OF STRATA
PLAN BCS528, "DOMUS," HELD IN THE LOUNGE AREA, 2nd FLOOR, 1055 HOMER
STREET, VANCOUVER, B.C., ON MONDAY, APRIL 6, 2009 AT 7:00 P.M.**

Niknaz Kahnemouei
Noel Evans – Vice President, Treasurer
Lucinda Iglesias

Joseph Tsang, Senior Strata Agent **Mike Elliott**, Strata Agent

Charles Bilash - President
Peter Skinner

There being a quorum present, the meeting was officially called to order at 7:05 p.m.

There being no errors or omissions, Council adopted the previous Meeting Minutes of February 23, 2009, as presented.

Dave Lam, the Resident Manager, briefed Council on the building's operations since the last Council Meeting. The following issues were discussed in detail:

The damaged guest suite door has been replaced. All costs (including lost rental revenue) will be charged back to the Owner who was responsible for the suite at the time of the damage.

During a recent inspection of the steam room it was noted that the tile was quite dirty, and the Building Manager has since instructed the cleaners to hose it down at least twice a week.

The Building Manager informed Council that Active Turf Irrigation was recently on site to turn on the landscaping irrigation.

4. **COMMITTEE REPORTS**

a) **Landscaping Committee:**

The landscaping representative, Nicki Kahnamoui gave Council a brief explanation on recent activities and it was noted that the fourth floor patios on both the east & west side of the building have had the annuals replaced with mondograss and lavandula. The dead trees in the rear courtyard have also been replaced with Styrax Japonica.

5. **FINANCIAL REPORT**

The Treasurer informed Council that he has reviewed the February financial statements and noted that the Strata is currently operating with a surplus of \$23,898. There are however, some high priced items that have not yet been accounted for, such as window cleaning, as well as the mortgage payments.

a) **Arrears**

The Accounts Receivable as of March 20, 2009 was reviewed, and it is in excellent shape with only a few Owners in arrears for strata fees. The Strata Agent has issued lien warning letters to these Owners and will follow up with lien registration if necessary.

6. **BUSINESS ARISING FROM PREVIOUS MEETING**

a) **Resident Handbook:**

The draft of the Resident Handbook was discussed. Noel Evans will distribute a new revised version. Council's goal is to complete this project before peak moving season. Rancho will distribute the Handbook to all new Owners in the Welcome Package; the Resident Manager will distribute it to new Tenants during their move-in process.

b) **Boiler Update:**

Council was informed that the boiler upgrade for the building's hot water system was recently completed by Keith Plumbing & Heating. The final invoice will be available soon, and Owners will be assessed their share of the cost in May.

c) **Exterior/Window Cleaning:**

The window cleaning was recently completed, and it was noted that there has been no complaints.

d) **Dryer Vent Cleaning:**

National Air Technologies was recently onsite to complete the dryer vent cleaning, as well as provide Council with a list of suites that currently have booster fans. It was noted that some additional booster fans may be advisable. The Strata Agent will contact the Developer and the Third Party Warranty Company in order to determine if this issue can be addressed as a deficiency item.

e) **Envelope Maintenance:**

Council has received two (2) quotes for building envelope inspection, and is currently awaiting a third (3rd) bid before awarding the work.

6. **BUSINESS ARISING FROM PREVIOUS MEETING CONT'D**

f) **Mortgage Renewal:**

It was noted that the refinancing of mortgages on the Manager's Unit and the Guest Suite will require a resolution of the Owners. A Special General Meeting will be held early in May to present this resolution for approval by the Owners.

g) **Elevator #2:**

Thyssen Krupp was recently onsite to perform maintenance on Elevator #2. No new problems have been reported since the maintenance visit.

h) **Olympic Rentals:**

The Council representative for all Olympic-related activity, Lucinda Iglesias will be in contact with Bree and Tyson Marsh in regards to renting out suites in the building during the Olympic time period.

i) **Cigarette Butts:**

A memo was recently distributed to all Units on the North/East elevation of the building advising that a large number of cigarette butts are being thrown off of the balconies. Since this notice was issued, there have been no complaints of such activities.

7. **CORRESPONDENCE**

Owners are encouraged to write Strata Council, via Rancho Management Services, on any strata related matter (*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 Email to melliot@ranchogroup.com.

8. **NEW BUSINESS**

a) **Water Leaks:**

There was recently two water leaks caused by malfunctioning washing machines. The emergency repairs for the affected suites has been completed and Owners are currently waiting for the remedial work to begin. A water leak was also noticed in the Resident Manager's suite and will require further investigation to determine the exact cause.

b) **Visitor Parking:**

It has been observed that an Owner has been parking in visitor parking on a regular basis without a pass for long periods of time, which is a contravention of the Strata's Bylaws. The Building Manager was asked to look into this issue.

c) **HVAC/Plumbing Issues:**

The make-up air unit which provides fresh air to the gym recently broke down and has since been replaced. It was also noticed that a booster heater is leaking and Council is awaiting a second quote before proceeding with the repairs.

8. **NEW BUSINESS CONT'D**

d) **Bylaw Enforcement:**

The Strata Agent advised the Council that Rancho would be issuing Bylaw infraction letters as well as Bylaw fines in accordance with section 135 of the Strata Property Act.

e) **Dishwasher Recall:**

Council has been made aware of a recall on the insuite dishwashing machines. The manufacturer will replace the affected part at no cost to Owners. The Resident Manager distributed a form to all Owners requesting model numbers and serial numbers of their dishwasher, with the goal of submitting one overall claim for the building. The Strata Agent will follow-up with the manufacturer.

9. **NEW PROPERTY MANAGER**

The Council was informed that as of April 7, Mike Elliot will be the new Property Manager for Domus, due to Joseph Tsang's involvement with a new 600 unit Project. Mr. Tsang will remain on file in a senior capacity.

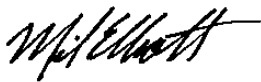
10. **NEXT MEETING**

The next meeting will be a Strata Council Meeting which will be held on **Monday, May 11, 2009 at 7:00 p.m.**

11. **TERMINATION OF MEETING**

There being no other business to discuss, it was **MOVED, SECONDED** and **CARRIED** to terminate the meeting at 8:33 p.m.

Respectfully Submitted,



Mike Elliot, Strata Agent
Rancho Management Services (B.C.) Ltd.
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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.