

"DOMUS"
STRATA CORPORATION BCS528
1055 HOMER STREET, VANCOUVER, B.C.

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, AUGUST 20th, 2007, AT 7:00 P.M.

PRESENT:

Carmen Grant – Secretary
Nathan Hall

Tyson March

REPRESENTING RANCHO MANAGEMENT SERVICES (B.C.) LTD.:

Joseph Tsang, Senior Property Manager Jeff Gelfer, Junior Property Manager

REGRETS:

Charles Bilash – President/Treasurer

1. **CALL TO ORDER**

There being a quorum present, the meeting was officially called to order at 7:03 p.m.

2. **ADOPTION OF PREVIOUS MEETING MINUTES**

There being no errors or omissions, Council adopted the minutes of the meeting held on July 9th, 2007, as presented.

3. **RESIDENT MANAGER'S REPORT**

David Lam provided Council with the Resident Manager's report and discussed the following issues in detail;

a) **Pet Registry:**

Thirty-three (33) Pet Registry forms are in the Manager's possession.

b) **Oil Leak in Parkade:**

Thirty-three (33) bylaw violation notices have been handed out since the last Council Meeting. There were four (4) units which did not comply with the Strata's bylaws and Rancho's office was asked to issue official letters and follow up with fines.

c) **Towed Vehicles in Visitor's Parking:**

Six (6) vehicles have been towed since the last Council Meeting for various offences including not displaying a proper visitor parking tag, or no tag at all. There was also one (1) vehicle towed from the loading zone area at the rear entrance. The vehicle was parked there for longer than twenty (20) minutes.

d) **Exterior Lights:**

Two (2) exterior lights have been installed on the north and south elevations of the building adjacent to the rear lobby. This is done deter transients from hanging out in the noted area.

3. **RESIDENT MANAGER'S REPORT – CONT'D**

e) **Bike Storage Space:**

Quotes for additional bike spaces have been received. The quote of \$4,465 will increase the number of spaces for bicycle stalls from sixty-seven (67) to one hundred and two (102). Other recommendations received include the installation of bike racks at individual parking spaces. Such racks would be able to hold two (2) bikes and could be mounted at ground level or mounted higher up on the wall. The cost for ten (10) units would be \$700 + installation. Given that such expense has not been budgeted, Council defer it as an item to be discussed at the next Annual General Meeting for discussion.

f) **Lights in Elevators:**

The lights in the elevators have been changed from fifteen (15) watts to nine (9) watts. New (black) housings have also been installed in order to reduce the brightness.

g) **Security Sticker:**

Security stickers warning of video surveillance equipments have been posted on the front and back entrances.

h) **Garbage Container:**

The metal garbage container in front of the building has been relocated to the Boulevard. This is to allow Residents to dispose of their pet's excrement. Needles have been found in the garbage and is a concern to the cleaner who must empty the bin daily. It was suggested that once the garbage bag is removed from the bin, it should be transferred to the garbage room via a plastic container to eliminate the chance of any needles poking through the plastic bag.

i) **Electrical Outlets in the Parkade:**

The cost to run an outlet for charging the motorcycle bike battery on level P0 would be \$340. The second outlet on level P2 will cost \$540. These quotes will be passed on to the Owners requesting the outlets since they will be responsible for these costs.

j) **Hallway Painting:**

David will start hallway painting in a few weeks. There are a few more tasks that need to be done first. It is expected that one (1) floor will be painted every month, starting from the top.

k) **Door Stoppers:**

The back door stopper and the gym door stopper have been removed. The amenity room door stopper will be removed shortly. For people moving in and out of the building, rubber door stoppers will be provided to keep the doors opened.

l) **Fire Caps:**

Fire caps are going to be installed on the open fire hydrant pipes in front of the Townhouse, next to the lobby. The old ones were removed by passers by.

3. **RESIDENT MANAGER'S REPORT – CONT'D**

m) **Irrigation System:**

Irrigation system is up and running. The grass is scheduled to be watered twice a day and everything else once a day for five (5) minutes. The fourth (4th) floor planters currently do not have an irrigation system. A quote will be received to have that done. The grass areas in front of the Townhouses are not irrigated. A quote will be solicited to add sprinklers to this area, right in front of the Townhouses. One irrigation contractor has advised that it is not feasible to install irrigation on the Boulevard lawn. Council asked Rancho to get a second opinion.

n) **Projects:**

P0 and P1 gates have been pressure washed. P1 light ballasts have been replaced and are now brighter (most of the ballasts were in need of replacement).

o) **Painting:**

The following areas have been painted:

- P1 and P2 elevator lobbies
- various stairs in the rear of the building
- large opening in back lobby area
- front lobby elevator areas
- P0 garbage room, doors, and frames

p) **Steam Room:**

Steam room has been re-grouted and caulked.

q) **Bylaw Infraction:**

A new Owner moved in without notice and will be fined.

r) **Insurance Claim:**

Insurance claim for Unit 403 still needs flooring to be completed and the hallway repainted. This was a result of a pipe burst in the same suite.

Council thanked Mr. Lam for his work during the past month and excused him from the meeting at 7:35 p.m.

4. **COMMITTEE REPORTS**

a) **Deficiency Committee:**

A Building Envelope Condition Assessment has been completed by Morrison Hershfield noting six (6) items needing to be addressed as per the builder's warranty. The largest is the efflorescence staining on the outside of the building. A letter will be sent to the Developer, Qualex Landmark, to remedy all items described in the report, Council agreed on. A deadline will be given to the Developer to correct item #1 by October 30, and items #2 to #6 by September 30, to ensure the defects will be addressed or request for mediation. A letter will also be sent to the third (3rd) party warranty provider St. Paul's Travelers.

4. **COMMITTEE REPORTS – CONT'D**

b) **Bylaw Committee:**

- i) **Pet Registry:** Already been discussed by the Building Manager.
- ii) **Oil Stains:** It was agreed that those Owners who have not responded will be asked to clean the oil stains in their parking stalls, or Strata will have it cleaned and charge back to the Owners.

c) **Landscaping Committee:**

- i) **Fence:** A quote received for \$3,740 to install an aluminum fence similar to the other perimeter fences, in the planters between the alley way and the loading zone. This will be tabled until other proposals are solicited and considered.
- ii) **Landscaping Proposal:** Two (2) deceased Taxus trees will be replaced. The decision to replace the Japanese maple is postponed. Winter flowering annuals will be planted leaving out some plants on the fourth (4th) floor south elevation because there is not enough room on the planter. The spring tulip proposal has also been approved. Strata would like to see more tulips growing this year, than appeared last year.

5. **FINANCIAL REPORT**

The Property Manager provided a cursory review of the financial statements for the period ending on July 31st, 2007. The total revenues increased by \$48,000, mostly due to the increase of fines levied, and a decrease in mortgage interests for the two (2) suites owned by the building. The total expenses are okay. The general building R&M is up, however the Strata has a current surplus of approximately \$11,281.

Arrears:

Accounts Receivable is in very good shape.

There being no further questions or discussion, it was **MOVED, SECONDED** and **CARRIED** unanimously to accept the July 2007 financial statements, as presented.

6. **BUSINESS ARISING FROM PREVIOUS MEETING**

All items from the previous meetings have been discussed by the Building Manager.

7. **CORRESPONDENCE**

Correspondence received from Owners was presented to Council for review/discussion and instructions were given on how to respond.

8. **NEW BUSINESS**

a) **"No Stopping" Signs in Back Alley:**

Council discussed putting up a sign to the effect of "Parking is prohibited in this area. Please feel free to contact parking enforcement to have the vehicle towed and/or ticketed" and giving a number to call the City for anyone violating the "No Stopping" sign. The contact number is (604) 257-8727.

b) **Annual General Meeting:**

The Annual General Meeting is tentively set for *Monday, November 26th, 2007*. Issues to be included on the agenda are:

- Pergola
- Gym improvements
- Bike racks
- Bamboo planter
- Status report on building envelope

c) **Notice:**

Council would like to see reminder notices be posted on the elevator monitors when new minutes are available on the Rancho website.

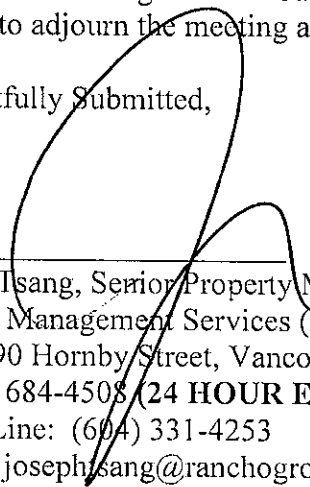
9. **NEXT MEETING**

The next meeting will be a **Strata Council Meeting**. The meeting has been scheduled for **Monday, October 15, 2007 at 7:00 p.m.** in the lounge at 1055 Homer Street, Vancouver, B.C.

10. **TERMINATION OF MEETING**

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

Respectfully Submitted,



Joseph Tsang, Senior Property Manager
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