

**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, JANUARY 28TH, 2008 AT 7:00 P.M.**

PRESENT:

Charles Bilash – President
Nathan Hall – Vice President/Landscaping Committee
Noel Evans – Treasurer

Tyson March
Niknaz Kahnamoui

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

Joseph Tsang, Senior Property Manager
Monika Siniarska, Junior Property Manager

1. **CALL TO ORDER**

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

2. **RESIDENT MANAGER'S REPORT**

David Lam provided Council with the manager's report and discussed these issues in detail;

a) **Irrigation System:**

New irrigation sprinklers have been installed on the 4th floor balconies where the new trees were planted.

b) **Parkade Pressure Washing:**

Sporadic pressure washings have been conducted in the underground parking levels. A complete wash is scheduled for the spring.

c) **Guest Suite:**

New laminated floor has been installed as a result of the flood from unit 404 and the walls have also been recently painted.

d) **Anchoring Devices:**

The safety hooks used for window cleaning were recently inspected and passed.

e) **Front Lobby Door:**

The small piece of metal on the main lobby door has been secured to prevent it from falling off.

2. **RESIDENT MANAGER’S REPORT – CONT’D**

f) **Hot Water Tanks:**

Two (2) new hot water tanks have been installed.

g) **Hallway Painting:**

This project is a work in progress. To date, floors 2, 3, 4, 5 and 25 have been completely painted.

Council requested that a new “No Parking” sign be installed in the “Fire Lane” as the old one had been removed.

Council thanked Mr. Lam for his report and excused him from the meeting at 7:30 p.m.

3. **ELECTION OF COUNCIL POSITIONS**

This being the first Council meeting following the recent AGM, Council must elect the various offices for the new Council.

Charles Bilash – President

Nathan Hall – Vice President

Noel Evans – Treasurer

It was **MOVED, SECONDED, and CARRIED** unanimously to appoint the following members to their respective positions:

4. **ADOPTION OF PREVIOUS MEETING MINUTES**

There being no errors or omissions, Council adopted the minutes of the previous Council Meeting held on October 15th, 2007 as presented.

The minutes of the recent Annual General Meeting held on November 26th, 2007 was also reviewed with no changes.

5. **COMMITTEE REPORTS**

a) **Deficiency Committee:**

Council was told that the builder has been on site and actively addressing the remaining deficiency items. The leak in front of TH1059 has been repaired, as well as the planter leak in front of the gym area. When the weather cooperates, they will be able to resolve the planter leak in front of the lounge. Council requested that a letter be sent to Qualex requesting that they pay for the re-planting as well as the excavation cost.

b) **Landscaping Committee:**

Council voted to renew the monthly landscaping maintenance services contract with ParaSpace for another year commencing March 1, 2008, as well as approving the following additional services;

- Root weevil control,
- Spring and summer flowering planting, and
- Spring flowering bulbs.

5. **COMMITTEE REPORTS – CONT'D**

b) **Landscaping Committee – Cont'd:**

Council asked that the quantity and location of the flowers be consulted with the Committee first prior to planting.

6. **FINANCIAL REPORT**

The Property Manager reviewed in detail the financial statements ending on December 31, 2007. It was noted that due to seasonality factors, the strata has incurred a small operating deficit of \$2,391 as a result of higher than budgeted utilities expenses.

Arrears

The accounts receivable as of January 21st, 2008 was reviewed. Council is pleased with the arrears but asked Rancho to continue issuing lien warning letters and follow up with lien registration against those Owners who are in arrears.

Audit

A quote in the amount of \$1,750 + GST from Berris Mangan Chartered Accountants was presented to Council for auditing of the 2007/2008 financial statements. There being no questions, it was **MOVED** to have the audit done by Berris Mangan for the quoted price.

7. **BUSINESS ARISING FROM PREVIOUS MEETING**

a) **Gym Improvements:**

A discussion took place with respect to the gym improvements approved by the Owners at the recent Annual General Meeting. The Property Manager was asked to obtain the relevant pricing before proceeding with such improvements.

b) **Lawn Improvements:**

Council requested that the strata's landscapers be asked to provide strata with alternatives in an effort to improve the condition of the lawn in front of the townhouses as instructed by the General Membership at the recent Annual General Meeting.

c) **Extra Bicycle Racks:**

Council requested that a meeting be scheduled between representatives from Cobra Design to finalize the design for the extra bicycle spaces in the bicycle storage room adjacent to the visitor parking stalls before proceeding with such work.

Council also discussed and agreed that all the bicycle spaces should be assigned to their users. Once a protocol has been established, notices will be circulated to all Residents.

d) **Braided Washing Machine Hoses:**

A second (2nd) quote for the washing machine hoses replacement was presented to Council. Since it is half of the first (1st) quote, Council approved the described work and asked that it be scheduled as soon as possible.

8. **CORRESPONDENCE**

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

9. **NEW BUSINESS**

a) **Elevator Entrapment:**

A discussion was held with respect to a complaint from an Owner about being trapped in the elevator in excess of more than one (1) hour before being freed. Although recognizing that one (1) hour is considered the norm for the elevator technician to respond to such emergency, Council re-organized the after hours calls protocol for elevator entrapment incidents in an effort to speed up the response time.

b) **Visitors Parking:**

It has been observed that some Residents are parking their own vehicles on the visitor parking stalls. The Property Manager was asked to publish the relevant section(s) of the strata's bylaws governing such activities on the elevator monitor and advised Residents that in doing so, they will risk having their cars being towed without further warning.

c) **Elevator Monitor Contract:**

The contract with IHN Media was reviewed and discussed at length. It was noted that there are provisions in the contract that the strata may be able to have it terminated. However, before considering such options, the Property Manager was asked to circulate a survey to all Owners for consultation before a decision is made on the next course of action.

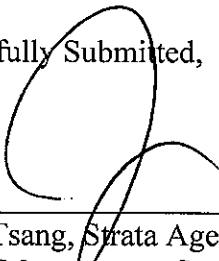
10. **NEXT MEETING**

The next meeting will be a Strata Council Meeting, held on **Monday, March 10th, 2008** at **7 p.m.**

11. **TERMINATION OF MEETING**

There being no other business to discuss, the meeting was terminated at 10:05 p.m.

Respectfully Submitted,



Joseph Tsang, Strata Agent
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