

**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 JUNE 16TH, 2008 AT 7:00P.M**

PRESENT

Nathan Hall, Vice President/Landscaping Committee
Noel Evans, Treasurer

Niknaz Kahnemoui
Tyson March

REGRETS

Charles Bilash, President
Joseph Tsang, Senior Property Manager, Rancho Management Services (B.C.) LTD.

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 reported on the following issues:

- a) **Washing Machine Hose Replacement:** All hoses have now been replaced, including the three units that were missed during the original work. Six units sustained minor damage during the process. Three of those units have already been repaired, and KPH expects to complete the other 3 repairs shortly.
- b) **Planter repair outside 2nd floor entrance.** Project is complete. The planter has been repaired, and the landscaping has been reinstalled.
- c) **Cigarette Butts:** Letters were sent to several suites on the 7th and 8th floors regarding proper disposal of cigarette butts. So far, the situation appears resolved.
- d) **Landscaping:** Irrigation systems for the grass and the shrubs have been activated.
- e) **Pressure Washing:** Pressure washing has been completed in all the planned areas, with the exception of some common area near the Penthouses.
- f) **Painting.** Painting was recently completed in the main lobby, the mailroom, the elevator lobby of P0, and on the 8th, 22nd and 21st floor hallways. Approximately 50% of the common area walls have now been repainted.

- g) **P0 Visitor Parking:** A new sign with updated phone numbers has now been posted.
- h) **P0 Parkade Repair.** Project complete. Drywall has been repaired and repainted.
- i) **Steamcleaning.** Project complete. All common area carpets have now been cleaned.

3. **COMMITTEE REPORTS**

a) **Common Deficiency.**

- i) Discussion of the Morrison Herschfield report was postponed until next meeting.
- ii) In response to a previously-reported water intrusion problem at Suite 2103, the Developer performed a water test. An exterior crack was found to be the cause of the leak. The crack has now been repaired, and the Developer is scheduling a new water test to confirm that the problem has been fixed.

b) **Landscaping**

- i) Discussion of new flowering pots for front of main lobby was postponed, pending photos of the proposed pots from the Property Manager.
- ii) It was noted that there are loose paving tiles on the 4th floor South Patio. Council will request that the Property Manager coordinate repairs.
- iii) The strata gardener provided a \$3053 quote to replace 3 dead or dying Japanese Maples in the rear garden adjacent to the Exercise Room. Nathan Hall will contact the gardener to determine the advisability of removing only the one dead tree, and waiting until next year to remove the two dying trees. Replacement of all 3 trees would also be delayed until next year.

4. **FINANCIAL REPORT**

The Treasurer noted that utilities continue to be over-budget. The Treasurer will contact the Property Manager to discuss the overages, and to determine the impact on the annual budget.

It was also noted that the Contingency Reserve Fund currently has \$125,000. While it appears that this is a healthy amount, Council expressed a desire to be better informed about the adequacy of the Reserve Fund to meet future needs. Council agreed to request that the Property Manager prepare a planning document listing each of the major building systems, its expected lifespan, and a budget range for replacement.

5. BUSINESS ARISING FROM PREVIOUS MEETING

- a) **Bicycle Stalls:** In order for Council to determine if additional stalls are needed, letters were sent to residents in April and again in May, and notices were posted in the elevator and in the mailroom, requesting that residents register their bikes. Out of 66 stalls, 8 bikes remain unclaimed and are assumed to be abandoned. Another 5 stalls are currently empty. Based on the consultant's recommendation that each stall is suitable for securing two bikes (locked to each other), it appears that the current Waiting List can be accommodated without spending money to construct more stalls.

Council agreed to adopt the following guidelines for future use of the Bike Room:

- i) All stalls are considered common property. Stalls will be assigned by the Property Manager based on residency, with owners and tenants getting equal access to stalls.
- ii) Council will attempt to provide a minimum of one stall for any suite that requests one, subject to availability. Given that the current Waiting List can be accommodated with existing stalls, suites using 2 stalls can continue to use the 2nd stall. However, if the Waiting List gets long, those suites may be asked to forfeit their 2nd stall. Under no circumstances can a suite utilize more than 2 stalls.
- iii) The Property Manager will maintain a Waiting List of residents interested in a stall. Priority will be given to any resident requesting their 1st stall, with residents requesting a 2nd stall placed on the List below those requesting their 1st stall.
- iv) When a suite is sold, the stall will be reassigned to the first person on the Waiting List. Similarly, when a tenant moves out, their stall will be reassigned to the first person on the Waiting List.

As next steps, Council agreed to the following:

- i) The Property Manager will post notices on the 8 unclaimed bikes, warning that the lock will be cut in 2 weeks if the bike is not immediately registered.
- ii) Letters will be sent to suites using more than one stall, informing them that they can use a maximum of 2 stalls, and that they can continue using the 2nd stall, pending any major increase in the Waiting List.
- iii) The Property Manager will assign one empty stall (and those vacated by unclaimed bikes) to residents on the Waiting List. Any resident requesting a 2nd stall will remain on the Waiting List pending availability. The Waiting List for 2nd stalls will be based on tenure in the building.
- iv) Posters will be displayed in the Bike Rooms informing residents of the new Bike Guidelines.

- b) **IHN Contract for Elevator Advertising/Security**. Noel Evans reported that negotiations to cancel the IHN contract were ultimately unsuccessful. However, IHN agreed to eliminate movie trailers and to discontinue commercials with sound. Council hopes this concession will alleviate many of the concerns expressed by Owners at the last AGM. Council formally voted to accept IHN's proposal, and to drop any further action regarding contract termination. Council requested that Charles Bilash send a letter to IHN confirming acceptance of their proposal.
- c) **New Residential Development at "Richards on Richards" site**. On May 12th, Council responded in writing to a notice from the City of Vancouver regarding the pending development application for the Richards on Richards site. A letter was sent to the Development Board expressing concern about the potential for increased traffic in the alley, and requesting that certain revisions be made before the development application is approved.
- d) **Commercial Parking**. It was noted in the last meeting that valets from the Blue Water Café use the parkade under our neighboring commercial building, and that they consistently ignore our security guidelines. Letters were sent by the Property Manager to Impark and to the Blue Water Café alerting them to the problem, and requesting their assistance in gaining compliance from their attendants.

6. **CORRESPONDENCE**.

Aside from the bike room surveys, there was no new correspondence from Owners this month.

7. **NEXT MEETING**

The next Council meeting is tentatively set for July 28th at 7pm.

8. **TERMINATION OF MEETING**

There being no other business, the meeting was terminated at 8:15pm.