

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

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**MINUTES OF THE STRATA COUNCIL MEETING OF THE OWNERS OF STRATA PLAN BCS528, "DOMUS," HELD IN THE LOUNGE AREA, 2<sup>nd</sup> FLOOR, 1055 HOMER STREET, VANCOUVER, B.C., ON MONDAY, MARCH 31<sup>ST</sup>, 2008 AT 7:00 P.M.**

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**PRESENT:**

|                                                    |                  |
|----------------------------------------------------|------------------|
| Nathan Hall – Vice President/Landscaping Committee | Tyson March      |
| Noel Evans – Treasurer                             | Niknaz Kahnamoui |

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

Joseph Tsang, Senior Property Manager

**REGRETS:**

Charles Bilash – President

**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) Gym Improvements:**

The new elliptical machine has arrived along with the new rubber free weights. The response has been quite positive.

**b) Parking Signage:**

New parking signs have been installed in the Fire Lane as well as 10km/per hour signs in the underground parking.

**c) Steam Room:**

The grout lines in the steam room have recently been completely scrubbed. The cleaner has now been asked to clean it on a regular basis. The steam unit has been re-programmed to stay on for at least twenty (20) minutes per cycle instead of fifteen (15) minutes as numerous Residents have complained that it takes a long time for the steam room to heat up.

**d) Exterior Lights:**

The burnt out super high exterior lights on top of the townhouses on "Homer Street" have recently been replaced using a genie.

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

- e) **Painting:**  
The party room, the gym and the entire 24<sup>th</sup> floor have all been painted recently.
- f) **Generator:**  
The generator was recently inspected and the fuel level was also checked at the same time.
- g) **Leaky Planters:**  
Arrangements have been made with Intertech to repair the failed water proofing membrane for the planters in front of the Party Room. The Developer has informed the Strata Corporation that they will not be paying for the cost to excavate the adjacent planter, in order that the water proofing membrane can be repaired at the same time.
- h) **Elevator:**  
The elevator door has been re-programmed to stay open for five (5) seconds when exiting and seven (7) seconds when entering.
- i) **Overhead Gates:**  
Pad locks have been purchased and installed on the two (2) overhead gates to prevent tampering.
- j) **Washing Machine Hose Replacement:**  
Keith Plumbing & Heating has been in the building since March 25<sup>th</sup>, 2008 to replace the washing machine hoses with braided ones. It is expected that such work will take at least until April 4<sup>th</sup>, 2008 to complete. Council was made aware that at least ten (10) suites did not provide access. The Property Manager was asked to ensure that every suite in the building get the hoses replaced in order to prevent unnecessary future water damages, and that any costs incurred to bring the Plumber back on April 4<sup>th</sup>, 2008 will be charged back to the individual unit Owners, if further access required.
- k) **Missing Fire Cap:**  
New caps for the Fire Hydro in front of the building have been ordered and will be installed once arrived.

Council thanked Mr. Lam for his report and excused him from the meeting at 7:11 p.m.

3. **ADOPTION OF PREVIOUS MEETING MINUTES**

In vetting through the minutes of the previous meeting held on January 28<sup>th</sup>, 2008, it was noted that on page 2, item 2(c), the suite number should have been “402” instead of “404”.

There being no other changes, it was then **MOVED**, **SECONDED**, and **CARRIED** to adopt the minutes of the Council Meeting held on January 28<sup>th</sup>, 2008, amended.

#### 4. **COMMITTEE REPORTS**

##### a) **Common Deficiency:**

Council was presented with correspondences from both Qualex and St. Paul Warranty on the following outstanding issues:

- Planter leaks – Intertech has been instructed to have the planter leaks repaired once the weather cooperates.
- Unit 705 – St. Paul Guarantee has advised that from the investigative work done by their consultant, there is no evidence of water intrusion in the noted suite. The cause of staining is elevated humidity levels within the suite due to personal practices. As such the strata’s claim for the stained ceiling in living room of unit 705 has been denied.
- Townhouse 1063 – Preliminary detective work has indicated that possible cause of ceiling stain in the living room is a result of a leak from the rooftop deck. However, more investigative work is needed in order to confirm this.

Following a discussion on the common area deficiencies noted in the Morrison Hershfield report of November 16, 2007, the Property Manager was asked to put together a list of costs incurred by the Strata Corporation in order to facilitate warranty work so that Council is in a position to decide whether or not to recommend that Owners pursue further action against the Developer.

##### b) **Landscaping:**

The Committee suggested that the strata’s gardener be authorized to proceed with the “deep root” feeding application for this spring to prevent further plants from dying.

Council reviewed the proposal from Para Space Landscaping Inc. suggesting the planting of a shrub called “Hameln” on the lawn in front of the townhouses. The City of Vancouver has insisted that the “Turfs” on the Boulevard side stays as “Turfs”. The Property Manager was asked to have Para Space provide strata with a site using the same type of plant material that Council can have a look. A suggestion was also made to have two (2) large flowering pots be placed on either side of the lobby. The Property Manager is asked to obtain a price and present to Council at the next meeting.

#### 5. **FINANCIAL REPORT**

The Treasurer informed Council that he had reviewed the January financial statements, and noted that insurance and utilities were over-budget. The Property Manager explained that the insurance overage was a one-time (non-recurring) charge due to an increase in the appraised value of the property; and the utilities were over-budget due to seasonal factors which will even out during the course of the year. A question was asked as to whether or not the 2007 financial statements have been audited. The Property Manager informed Council that Berris Mangan Chartered Accountant has already been retained to audit the 2007 financial statements already and once the audit is completed, a copy will be forwarded to the Treasurer.

5. **FINANCIAL REPORT – CONT'D**

**Arrears**

The accounts receivable as of March 31<sup>st</sup>, 2008 was reviewed. Council is pleased with the arrears and asked Rancho to continue issuing lien warning letters and follow up with lien registration against those Owners who are in arrears.

6. **BUSINESS ARISING FROM PREVIOUS MEETING**

a) **Extra Bicycle Racks:**

Cobra Design has confirmed that the bicycle storage room on level P0 can be reconfigured to have an additional thirteen (13) stalls, which will bring the total stalls to fifty-two (52). The cost for such work is estimated to be around \$2,260 plus applicable taxes. Before proceeding with the described work, Council requested that a notice be circulated to all Residents in order to update the bicycle storage directory. Council will then be in a position to determine the parameters used in granting additional bicycle storage.

b) **Washing Hose Replacement:**

Any Owners who have had their washing machine hoses replaced with braided hose are entitled to be reimbursed due to the extremely unusual nature of this event. Refund will be issued once a receipt is provided and verification that the work has been done.

c) **Visitor Parking:**

The Resident Manager has been asked to actively enforce the visitor parking stalls as well as the loading zone area. Since the last Council Meeting was held, the Resident Manager has towed at least half a dozen cars which were in violation.

d) **Elevator Monitor Contract:**

Council discussed the potential for ending or renegotiating the contract with IHN Media for the Elevator Monitor and Advertising. Mr. Noel Evans volunteered to approach IHN to see if something can be worked out, and to report back to Council before any final decisions are made.

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) **Water Sludge:**

Several Owners have complained of seeing sludge build-up in their hot water taps, particularly in the bathrooms. The Property Manager was asked to have the strata's mechanical contractor provide Council with their assessment on this issue.

8. **NEW BUSINESS – CONT'D**

b) **Water Damages:**

The strata's insurer has denied the strata's request to file a claim for the water damages sustained in unit 404, as a result of a corroded nail found in one (1) of the building's piping, because the total damages is less than the water deductible amount of \$10,000. Based on the insurance adjuster's report and the two (2) quotes received for the remedial work, the Property Manager was asked to write the Owner of unit 404 and advised that the Owner can proceed with the repair work, provided that the total cost does not exceed the lowest bid.

c) **Domain Name for “Domus”:**

A suggestion was made to set up a domain name for “Domus Vancouver”. Council authorized the Treasurer to establish the name, but to delay activation pending further discussion.

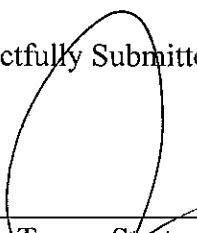
9. **NEXT MEETING**

The next meeting will be a Strata Council Meeting, held on **Monday, May 5<sup>th</sup>, 2008** at 7 p.m.

10. **TERMINATION OF MEETING**

There being no other business to discuss, the meeting was terminated at 9:30 p.m.

Respectfully Submitted,



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**INSURANCE**

Strata Corporation wishes to remind all residents that while the building and strata lot are adequately insured, owners should ensure that they have current insurance coverage in place for their personal contents (in your suite, storage room and parking garage), for any changes which have been made to your unit and personal liability coverage for the tenant or unit owner. For more information, please contact your insurance agent as to personal coverage required.