

**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 TUESDAY, MAY 5th, 2009 AT 7:00 P.M.

PRESENT:

Niknaz Kahnemoui

Noel Evans – Vice President, Treasurer

Peter Skinner

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

Mike Elliott, Strata Agent

Joseph Tsang, Senior Strata Agent

REGRETS:

Charles Bilash - President

Lucinda Iglesias

1. **CALL TO ORDER**

There being a quorum present, the meeting was officially called to order at 7:04 p.m.

2. **PREVIOUS MEETING MINUTES**

There being no errors or omissions, Council adopted the previous Meeting Minutes of April 6, 2009, as presented.

3. **RESIDENT MANAGER'S REPORT**

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

a) **Main Entrance Door:**

A defective striker had been preventing the main door from opening. The striker has now been replaced.

b) **Elevator Issues:**

The fob reader in Elevator #2 was having trouble. The issue has been addressed by Panorama Technologies.

c) **Bike Storage:**

Council was updated on the status of the Bike Stall Waiting List. All Residents who requested a first stall have been accommodated, and the Waiting List now only includes residents requesting a second stall. Residents are reminded that all stalls are pre-assigned, and any request for a stall should be forwarded to the Resident Manager.

4. **COMMITTEE REPORTS**

a) **Landscaping Services:**

The landscaping representative, Nicki Kahn moui, gave Council a brief explanation on recent activities and it was noted that the sod in the front of the building was recently replaced and looked great. There is however a problem with dogs defecating on the lawn and signage requesting pet owners to keep their dogs off the lawn has been added in the hopes of solving this problem. It was also mentioned that one of syrax trees had died but has been replaced under warranty.

5. **FINANCIAL REPORT**

The Treasurer informed Council that he has reviewed the March financial statements and noted that although the Strata is currently operating with a surplus, there are some large invoices such as dryer vent cleaning, as well as window cleaning, that have not yet been accounted for.

It was noted that the boiler upgrade has recently been completed. Owners are reminded that a special levy for this work was approved at the last Annual General Meeting (Resolution III). For Owners on the auto-payment plan, the levy will be deducted from their bank account on June 1st, 2009. Owners not on auto-pay should forward their share of the levy by June 1st, 2009 to Rancho's office. (Please see attached fee schedule)

a) **Arrears:**

The Accounts Receivable as of April 27th, 2009 was reviewed, and it is in excellent shape with no Owners in arrears for strata fees. The Strata Agent was advised to continue to issue lien warning letters to Owners whose accounts are in arrears.

6. **BUSINESS ARISING FROM PREVIOUS MEETING**

a) **Resident Handbook:**

The finalised copy of the Resident Handbook has been drafted and will be distributed to new residents moving into the building by the Building Manager.

b) **Envelope Maintenance:**

Council was presented with a third quote for a building envelope inspection (per Resolution IV approved at the last Annual General Meeting). However, this particular quote did not include a price for a full inspection, and was therefore not comparable to the other two (2) quotes. The Strata Agent was advised to contact the contractor to obtain a more comprehensive quote.

c) **Washer Recall:**

Council was recently made aware of a recall on the in-suite dishwasher machines and had issued a letter requesting that Owners record their model number and serial number of their particular unit, so that the Strata would be able to submit one (1) overall claim for the building. Although approximately a hundred (100) forms were received back, there still remains some Owners who have not forwarded this information to Rancho and a second notice will be issued requesting this.

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

d) **Elevator #2 Thyssen Krupp Meeting:**

Council has arranged a meeting with the District Manager from Thyssen Krupp Elevator to discuss improvements in the elevator maintenance regimen as well as other issues. Peter Skinner and Noel Evans will report back to Council on the results of the meeting.

e) **Olympic Rentals:**

As the Olympic Representative Lucinda Iglesias was not present, it was decided to **TABLE** discussion on this issue.

f) **Insurance Claims:**

The Strata has received a letter from the building's insurance company advising that due to recent water damage claims, the deductible may be increased to anywhere between \$25,000 to \$50,000. In an effort to keep the limit lower, the Strata Agent was requested to inform the insurer as to what steps the Strata is taking to minimize further water losses.

g) **Booster Fan:**

During a recent routine cleaning of the dryer vents, it was noticed that due to the length of some dryer vents that the installation of booster fans was advisable. A letter was written to the Developer to determine if this issue could be addressed as a deficiency, however there has still not been a response to the request.

h) **Leak in Manager's Suite:**

The Building Manager had previously informed Council of a potential leak in his suite. He will perform a water test to determine the exact cause and will report back to Council.

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.

Correspondence was received from an Owner who disputed the Strata Agent's request for a Form K. The Strata Agent was instructed to clarify the issue with the Owner, and if it is determined that the Form K is necessary, to request it from the Owner.

Correspondence was received from an Owner who requested permission to install paver tiles on her balcony. Council was informed of a similar request in a different building. In that case, a respected Building Envelope Consultant concluded that such tiles could compromise the waterproofing membrane. As a result of this advice, Council was unable to approve the Owner's request.

Correspondence was received from an Owner who disputed an assessment for damages incurred during her use of the Guest Suite. Council reaffirmed the assessment and the Strata Agent was instructed to review the costs with the Owner.

8. **NEW COUNCIL PRESIDENT**

The Council was informed that as of May 5th, 2009 the existing Council President Charles Bilash would be resigning from his position due to an increase in his work schedule. The floor was then opened for nominations and after a brief conversation, it was **MOVED, SECONDED** and **CARRIED** unanimously to declare Peter Skinner the new Council President.

9. **NEXT MEETING**

The next meeting will be a Strata Council Meeting which will be held on **Monday, July 6, 2009 at 7:00 p.m.**

10. **TERMINATION OF MEETING**

There being no other business to discuss, it was **MOVED, SECONDED** and **CARRIED** to terminate the meeting at 8:30 p.m.

Respectfully Submitted,



Mike Elliot, Strata Agent
Rancho Management Services (B.C.) Ltd.
701-1190 Hornby Street, Vancouver, BC, V6Z 2K5
Phone: 684-4508 (**24 HOUR EMERGENCY SERVICES**)
Direct Line: (604) 331-4280
E-mail: melliot@ranchogroup.com

RANCHO'S INTERNET SITE

Rancho's website has been updated with lots of new features. We invite you to check us out at <http://www.ranchovan.com>. Any questions and comments can be forwarded to us by email at: pmgr@ranchogroup.com, or by calling us at: (604) 684-4508.

"DOMUS"
STRATA PLAN BCS528
2008-2009 APPROVED SPECIAL LEVY SCHEDULE
Purchase & Installation of a new Boiler System
Due in One Installment
on or before June 1st, 2009

STRATA LOT NO.	UNIT NO.	UNIT ENTITLE	DUE ON OR BEFORE JUNE 1ST, 2009
1	TH 1047	99	\$370.63
2	TH 1049	98	\$366.89
3	TH 1051	100	\$374.38
4	TH 1053	92	\$344.43
5	TH 1057	92	\$344.43
6	TH 1059	100	\$374.38
7	TH 1061	98	\$366.89
8	TH 1063	99	\$370.63
9	310	114	\$426.79
10	304	77	\$288.27
11	303	77	\$288.27
12	300	114	\$426.79
13	302	70	\$262.06
14	301	72	\$269.55
15	306	72	\$269.55
16	305	70	\$262.06
17	404	77	\$288.27
18	403	77	\$288.27
19	402	28	\$104.83
20	401	72	\$269.55
21	406	72	\$269.55
22	405	61	\$228.37
23	504	94	\$351.91
24	503	94	\$351.91
25	502	84	\$314.48
26	501	72	\$269.55
27	506	72	\$269.55
28	505	84	\$314.48
29	604	94	\$351.91
30	603	94	\$351.91
31	602	84	\$314.48
32	601	72	\$269.55
33	606	72	\$269.55
34	605	84	\$314.48
35	704	94	\$351.91
36	703	94	\$351.91
37	702	84	\$314.48
38	701	72	\$269.55
39	706	72	\$269.55
40	705	84	\$314.48
41	804	94	\$351.91

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STRATA LOT NO.	UNIT NO.	UNIT ENTITLE	DUE ON OR BEFORE JUNE 1ST, 2009
42	803	94	\$351.91
43	802	84	\$314.48
44	801	72	\$269.55
45	806	72	\$269.55
46	805	84	\$314.48
47	904	94	\$351.91
48	903	94	\$351.91
49	902	84	\$314.48
50	901	72	\$269.55
51	906	72	\$269.55
52	905	84	\$314.48
53	1004	94	\$351.91
54	1003	94	\$351.91
55	1002	84	\$314.48
56	1001	72	\$269.55
57	1006	72	\$269.55
58	1005	84	\$314.48
59	1104	94	\$351.91
60	1103	94	\$351.91
61	1102	84	\$314.48
62	1101	72	\$269.55
63	1106	72	\$269.55
64	1105	84	\$314.48
65	1204	94	\$351.91
66	1203	94	\$351.91
67	1202	84	\$314.48
68	1201	72	\$269.55
69	1206	72	\$269.55
70	1205	84	\$314.48
71	1304	94	\$351.91
72	1303	94	\$351.91
73	1302	84	\$314.48
74	1301	72	\$269.55
75	1306	72	\$269.55
76	1305	84	\$314.48
77	1404	94	\$351.91
78	1403	94	\$351.91
79	1402	84	\$314.48
80	1401	72	\$269.55
81	1406	72	\$269.55

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STRATA LOT NO.	UNIT NO.	UNIT ENTITLE	DUE ON OR BEFORE JUNE 1ST, 2009
82	1405	84	\$314.48
83	1504	94	\$351.91
84	1503	94	\$351.91
85	1502	84	\$314.48
86	1501	72	\$269.55
87	1506	72	\$269.55
88	1505	84	\$314.48
89	1604	94	\$351.91
90	1603	94	\$351.91
91	1602	84	\$314.48
92	1601	72	\$269.55
93	1606	72	\$269.55
94	1605	84	\$314.48
95	1704	94	\$351.91
96	1703	94	\$351.91
97	1702	84	\$314.48
98	1701	72	\$269.55
99	1706	72	\$269.55
100	1705	84	\$314.48
101	1804	94	\$351.91
102	1803	94	\$351.91
103	1802	84	\$314.48
104	1801	72	\$269.55
105	1806	72	\$269.55
106	1805	84	\$314.48
107	1903	108	\$404.33
108	1902	108	\$404.33
109	1901	97	\$363.14
110	1904	97	\$363.14
111	2003	108	\$404.33
112	2002	108	\$404.33
113	2001	97	\$363.14
114	2004	97	\$363.14
115	2103	108	\$404.33
116	2102	108	\$404.33
117	2101	97	\$363.14
118	2104	97	\$363.14
119	2203	108	\$404.33

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STRATA LOT NO.	UNIT NO.	UNIT ENTITLE	DUE ON OR BEFORE JUNE 1ST, 2009
120	2202	108	\$404.33
121	2201	97	\$363.14
122	2204	97	\$363.14
123	2303	108	\$404.33
124	2302	108	\$404.33
125	2301	97	\$363.14
126	2304	97	\$363.14
127	2403	108	\$404.33
128	2402	108	\$404.33
129	2401	97	\$363.14
130	2404	97	\$363.14
131	PH-2501	132	\$494.18
132	PH-2502	132	\$494.18
133	PH-2603	109	\$408.07
134	PH-2602	178	\$666.39
135	PH-2601	178	\$666.39
		12,020	\$45,000.00