

**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, MAY 5TH, 2008 AT 7:00 P.M.

PRESENT:

Charles Bilash – President

Niknaz Kahnemoui

Nathan Hall – Vice President/Landscaping Committee

Noel Evans – Treasurer

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

Joseph Tsang, Senior Property Manager

REGRETS:

Tyson March

1. CALL TO ORDER

There being a quorum present, the meeting was officially called to order at 7:07 p.m.

2. RESIDENT MANAGER'S REPORT

David Lam had an emergency surgery on Sunday and therefore, could not attend the meeting but provided Council with a written report detailing the following issues:

a) Pressure Washing:

The underground parkade and the main entrance have recently been pressure washed. The lane lobby and the stairways in the courtyard are scheduled to be pressure washed in the coming weeks.

b) Planters Repair:

Intertec has completed the water proofing membrane repair on both planters. Para Space has refilled the plant materials. The cost should be nominal as they were able to salvage the large Maple tree.

c) Painting:

Floors 6, 7 and 23 have all been recently painted as well as the walls in the lobby of P1 and P2. The two (2) concrete pillars in front of the main lobby were also painted recently.

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

d) **Washing Machine Hose Replacement:**

Three (3) suites did not provide access for the replacement of the washing machine hoses. The work has been rescheduled for **Thursday, May 22, 2008 at 8:30 A.M.** and the subsequent visit by the plumber will be charged back to the respective strata lot Owners. The three (3) suites are 1701, 2204 and townhouse 1053.

3. **ADOPTION OF PREVIOUS MEETING MINUTES**

There being no error or omission, Council adopted the minutes of the previous Council Meeting held on March 31st, 2008, as presented.

4. **COMMITTEE REPORTS**

a) **Common Deficiency:**

Unit 2103 has recently reported a potential water intrusion problem. Both the Third Party Warranty provider as well as the Developer were subsequently notified and subsequently have visited the suite and scheduled additional investigative work for the coming weeks.

The building envelope assessment report prepared by Morrison Hershfield dated August 14th, 2007 was then reviewed in detail. The Property Manager was asked to have Morrison Hershfield carry out further investigative work on areas that require additional investigation, as well as carrying out the required preventative maintenance work.

b) **Landscaping:**

The strata gardener provided a quote to supply and install two (2) flowering pots in front of the main lobby. The Property Manager was asked to provide Council with photographs of the proposed pots at the next Council Meeting before a decision is made on whether or not to proceed.

5. **FINANCIAL REPORT**

The Treasurer informed Council that he had reviewed the March financial statements, and noted that there has been a \$2,000 operating deficit for the month. Year to date, the strata has incurred a \$10,000 operating deficit mainly due to a higher expenses in utilities. It is expected that much of this deficit will be eliminated as we move into the warmer months. There being no other questions, it was **MOVED, SECONDED, and CARRIED** to approve the March financial statements as presented.

Arrears

The accounts receivable as of May 5th, 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) **Bicycle Stalls:**

A recent inventory of the bicycle room has revealed that there are potentially a few empty stalls and there are twenty-one (21) other stalls with bicycles attached which were not claimed. It was agreed that another letter go out to Owners, plus a memo be posted in the elevator advising the Owners of those unclaimed bicycle stalls to come forward by the end of May, 2008. Failing that, strata will have the lock on the unclaimed stalls cut and have the bikes removed. Council will then be in a position to decide on the allocation of existing bicycle stalls, as well as assess the need for constructing additional stalls and/or compiling a waiting list for those Residents who wants a stall.

b) **IHN Contract (Elevator Advertising):**

Mr. Noel Evans reported that he had met with Mr. Simon Kim, Managing Director of IHN Media, to explore ways to improve the contents of the advertising monitors while keeping the elevator security cameras that IHN has provided. There were a number of improvements and changes that Council would like to see addressed from IHN and Council has agreed that Mr. Evans should contact Mr. Kim one more time to try to reach an acceptable resolution. Council is also exploring other means of alternative security systems in the elevators should a reasonable resolution with IHN not be achieved.

c) **Water Sludge:**

The strata mechanical contractor has informed that the sludge in the water supply recently observed in some suites is a result of material found in the walls of the pipes due to age and that the only way to eliminate the sludge is to install a strainer in the domestic water supply. The cost is estimated to be around \$2,800. Given that the problem is not a persistent one, and only occurs when the domestic water supply is being shut off, it was decided to table such expenditure for now.

d) **Domain Name:**

Mr. Noel Evans informed Council that he has registered a domain name for Domus – “**domusvancouver.com**” and that Council can decide how they want to utilize the site in the future.

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) **Commercial Parking:**

It has been observed that on most evenings when the commercial parkade is being used for valet parking, the valet drivers neglect to wait for the main overhead gates to close completely before driving away, compromising the security for “Domus”. The Property Manager was asked to issue letters to the operator of the valet services as well as the merchants in the neighborhood associated with valet services, to ask their drivers respect the security at “Domus” by waiting for the main overhead gates to close completely before driving away.

8. **NEW BUSINESS – CONT'D**

b) **New Developments:**

The Property Manager was asked to issue a letter to the City of Vancouver expressing concerns with respect to the proposed location of the parkade entrance at the proposed development across from "Domus" and suggested that the City consider installing speed bumps to reduce the potential traffic mayhem.

c) **Cigarette Butts:**

It has been observed that Bellmont cigarette butts have regularly been disposed onto the patio of the Residents on the 3rd and 4th level. The Property Manager was asked to issue a letter to the 7th and the 8th floor requesting that such practice be ceased immediately.

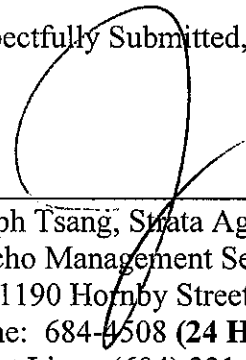
9. **NEXT MEETING**

The next meeting will be a Strata Council Meeting, held on **Monday, June 16th, 2008 at 7:00 p.m.**

10. **TERMINATION OF MEETING**

There being no other business to discuss, the meeting was terminated at 9:35 p.m.

Respectfully Submitted,



Joseph Tsang, Strata Agent
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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.