

**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 JULY 28TH, 2008 AT 7:00P:M**

PRESENT

Charles Bilash, President

Niknaz Kahnemoui

Nathan Hall, Vice President/Landscaping Committee

Tyson March

Noel Evans, Treasurer

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

Joseph Tsang, Senior Property Manager

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, Resident Manager, was in attendance and briefed Council on the following:

- a) **Window Cleaning:** The window cleaning is now completed. There were a few complaints, but have all been addressed by Champion. The Property Manager was asked to have the window cleaner provide a price to clean all the ledges for the next window cleaning in late October 2008.
- b) **Bicycle Storage:** The Bike Audit is now completed. There were four bicycles which had to be cut and stored in the Strata's possession for the next 90 days before auctioning them off. A waiting list has also been established.
- c) **Exterior Lighting:** All the exterior lighting has recently been inspected and burnt out light bulbs been replaced. There are about four (4) ballasts in the underground parking needing replacement.
- d) **Bylaw Infraction:** Three (3) bylaw infraction letters were issued for oil stains and another three (3) for storage infractions on the parking stalls. Those responsible for the storage infractions have since complied; those responsible for the oil stains have another week to respond. Council was also informed that there were four (4) incidents of vehicles being towed (two from the loading zone and two from the visitor parking stalls) since the last Council meeting.

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

- e) **Hallway Painting:** Most of the hallway painting is now completed except Floor 9, 10, and 11 which should be complete within the next 90 days. Level P1 and P2, as well as Level 2 were recently painted.

3. **COMMITTEE REPORTS**

a) **Common Deficiency:**

- i) A meeting will be scheduled with Morrison Hershfield. Their report noted some maintenance items, and Council would like to ensure that these are properly looked after. Additionally, a budget will be developed for longer term maintenance of the building envelope system and the meeting with MH will assist in its development.
- ii) Further correspondence was received regarding a claim of deficiencies in Unit 705. Inspections by consultants for the Builder and the Warranty Company apparently did not uncover any building deficiencies that would result in the issues experienced in their suite. However, the Owners of Unit 705 are seeking legal action against the Warranty company. The notices regarding the claim, and a request for information from Strata, have been sent from their lawyer. Due to the sensitive nature of the situation, the lawyer that represents the Strata has been instructed to respond.

b) **Landscaping:**

Council was presented with estimates for different types of flowering pots for the main entrance. Given that the money has not been budgeted for in the 2008 Operating budget, the Treasurer was asked to factor the costs for such items into the 2009 Operating budget. Council approved the winter pansy planting but asked that Nathan conduct a walk through with the Strata’s Landscaper to ensure that those areas which do not require flowers be cut back in an effort to save money.

4. **FINANCIAL REPORT**

The Treasurer noted that, due to the increase in energy costs, utilities continue to be over-budget. He forecasts that, at the current pace, the Strata could end the year (October 31, 2008) with an Operating deficit of approximately \$15,000.

Council has requested a budget that will forecast the capital expense and maintenance costs that will be incurred in the building over the next 15 years. The framework for the budget was presented. The Property Manager is currently ascertaining costs for the capital projects, and will present the final plan upon completion.

In reviewing the Accounts Receivable as of tonight’s meeting, it was observed that there are three Owners who owe the Strata Corporation deductible money and who have not

4. **FINANCIAL REPORT – CONT'D**

taken any initiative to pay. The Property Manager was asked to issue lien warning letters and to advise these Owners that if payment is not forthcoming, liens will be registered against their respective Strata lots.

There being no other questions, it was **MOVED, SECONDED, and CARRIED** to approve the financial statements for the period ending on June 30, 2008, as presented.

5. **BUSINESS ARISING FROM PREVIOUS MEETING**

a) **Pest Control:**

Council was presented with a proposal for pest control services from PCO pest control services. The Treasurer was asked to incorporate such expenditure into the 2009 fiscal operating budget.

6. **CORRESPONDENCE.**

Correspondence was received from an Owner requesting a waiver of the existing pet limitations. Based on previous decisions about similar requests, the waiver was denied.

7. **NEW BUSINESS**

a) **2010 Olympics:**

It was suggested that a survey be circulated to all Owners to obtain feedback regarding the 2010 Olympics. The survey should include questions about the need for increased security, the possibility of waiving the rental restriction bylaw, etc. The proposed survey will be finalized and distributed to Owners later this month.

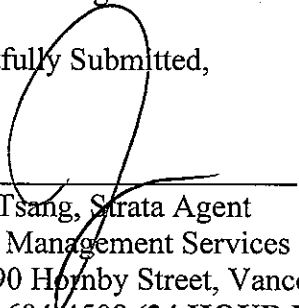
8. **NEXT MEETING**

The next meeting will be a Strata Council Meeting, to be held on **Monday, August 25th, 2008 at 7:00 p.m.**

9. **TERMINATION OF MEETING**

There being no other business, the meeting was terminated at 9:50 pm.

Respectfully Submitted,



Joseph Tsang, Strata Agent
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