

**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, NOVEMBER 3<sup>RD</sup>, 2008 AT 7:00 P.M.**

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**PRESENT**

Charles Bilash, President  
Noel Evans, Treasurer

Nathan Hall, Vice President/Landscaping Committee  
Niknaz Kahnemoui

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

Joseph Tsang, Senior Strata Agent

**REGRETS**

Tyson March

1. **CALL TO ORDER**

There being a quorum present, the meeting was officially called to order at 7:05 p.m.

2. **PREVIOUS MEETING MINUTES**

There being no errors or omissions, Council adopted the minutes of the previous Council Meeting held on October 6<sup>th</sup>, 2008, as presented.

3. **RESIDENT MANAGER'S REPORT**

David Lam, Resident Manager, was absent from the meeting but provided a written report detailing the following:

- a) **Water Damage:** a flood occurred on October 12<sup>th</sup>, 2008 as a result of a washing machine overflow in unit 2104 and eight (8) other suites were affected.
- b) **Annual Fire Alarm Inspection:** the required annual testing of the building's fire safety alarm system was conducted with the following suites failing to provide access:  

TH1049, 404, 702, 803, 806, 1106, 1206, and 1406
- c) **Window Cleaning:** has been completed by Champion Window Cleaning.
- d) **Gutter:** in front of the rear lobby was cleaned by the Building Manager.

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

- e) **Painting:** Floors 17<sup>th</sup> and 18<sup>th</sup>, and the doors on level 2, as well the floor surface of level P0 lobby have recently been painted. The brown concrete flower beds in front of townhouses were also painted.
- f) **Break and Enter:** There were two criminal incidents to report. On October 12<sup>th</sup>, a parkade gate was pried open resulting in the break-in of two vehicles. And on October 27<sup>th</sup>, an attempted break-in occurred at the front entrance, resulting in the shattering of the front door.

Council discussed upgrading the door with shatter proof materials at a cost of \$4,000. However, given the rarity of this type of incident, Council decided to replace the damage with standard glass.

4. **COMMITTEE REPORTS**

The Landscaping Committee recently conducted a walk through with the Strata’s gardener. One issue discussed was replacement of “annual” flowers with “perennials” in the large planters flanking the rear lobby. In the long run, this could save up to \$1,000 per year in planting costs. However, the upfront cost is approximately \$5,000. Due to current budget constraints, Council voted to continue planting “annuals” in the noted areas as well as the two planters in front of the main entrance on Homer Street.

Council also approved 2009 budgeting for the planting of “Mondo” grass for the 4<sup>th</sup> level planters located on the east and west elevation, as well as the replacement of three dead “Japanese Maple” trees in the rear courtyard.

5. **FINANCIAL REPORT**

The Treasurer informed Council that he has reviewed the September financials and that everything is in order. Council approved the financial statements as presented.

**Arrears**

The accounts receivable as of October 28<sup>th</sup>, 2008 was reviewed and it was observed that only one (1) Owner is in arrears in Strata payments, but the Owner has since signed onto pre-authorized payment plan.

**Proposed 2009 Operating Budget and Capital Budget**

Council made relevant changes to the proposed 2009 operating budget after receiving the 1<sup>st</sup> draft from the Strata Agent. In addition, changes were also made to the capital budget. Both documents will be submitted for Owner’s consideration at the AGM to be held on December 1<sup>st</sup>.

6. **BUSINESS ARISING FROM PREVIOUS MEETING**

a) **¾ Vote Resolution:**

Council reviewed the various ¾ vote resolutions which will be presented to the General Membership for consideration and made relevant changes.

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 [josephsantang@ranchogroup.com](mailto:josephsantang@ranchogroup.com).

Strata Council reviewed all correspondence and instructed Rancho on which units should be fined as per Section 135 of the *Strata Property Act*.

8. **NEW BUSINESS**

a) **Flood in Unit 2104:**

As stated in the Resident Manager's report, there was a flood originating from Suite 2104, with damages sustained in approximately eight (8) units and several common areas. Two estimates for the remedial work in the amount of approximately \$37,000 were presented to Council for consideration. Council awarded the job to Phoenix Restoration, who has successfully completed other emergency work for the Strata.

The remediation work is covered by the Strata's insurance, subject to a \$10,000 deductible, which will be assessed against the Owner of Suite 2104. As a result of this claim, the Strata's insurance broker has informed us that the water damage deductible will be increased to \$25,000. The Strata Agent recommended that all Owners check with their own insurance broker to be sure the \$25,000 deductible is fully covered by their personal Condo insurance policy if the damage results from a covered event originating in their unit.

b) **Hot Water Tank Failure:**

Council was informed that two (2) hot water tanks have recently failed. Both had exceeded their original 5 year life span. The replacement costs for two (2) new tanks is approximately \$15,000, including an extended warranty providing full replacement costs if the tanks fail within 5 years of installation. This \$15,000 will be funded from the Strata's contingency reserves, subject to Owner approval at the AGM.

Before moving forward on tank replacement, it was suggested that Council consider switching to a boiler system instead of individual hot water tanks. There are larger upfront costs involved in such a switch, and the timing to complete the installation could be several months. However, in the long run, such a system could save money. It was agreed that Council should obtain a proposal to switch over to a boiler system. If the conversion process is determined to take longer than two (2) months, Council will consider replacing one of the two leaky tanks as an interim solution.

8. **NEW BUSINESS – CONT'D**

c) **Transients:**

It was brought to Council's attention that there has been an increase in illegal activity by transients in the alley behind Richards on Richards. Council agreed to draft a complaint letter that Owners can sign and send to the City and to the developer of the Richards property, demanding they take action to immediately curb these activities. Council will also contact Councils of neighboring Strata buildings to enlist their help in the letter writing effort.

d) **Car Wash Area:**

It has been observed that the concrete floor in the carwash area has become slippery due to built-up soapy water. Council requested the Building Manager apply a new coat of paint with sand sprinkle on the surface to reduce the slipperiness.

9. **NEXT MEETING**

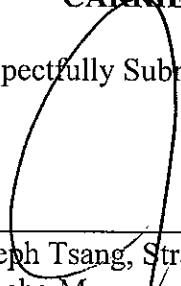
The next meeting will be an **Annual General Meeting**, tentatively scheduled for **Monday, December 1, 2008 at 7:00 p.m.** in the 2<sup>nd</sup> floor lounge of Domus.

Notice of the meeting will be sent out to all Owners in accordance to the provisions in *Strata Property Act*.

10. **TERMINATION**

There being no other business to discuss, it was **MOVED, SECONDED, and CARRIED** to terminate the meeting at 9:35 p.m.

Respectfully Submitted,



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Joseph Tsang, Strata Agent  
Rancho Management Services (B.C.) Ltd.  
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Phone: 684-4508 **(24 HOUR EMERGENCY SERVICES)**  
Direct Line: (604) 331-4253  
E-mail: [josephTsang@ranchogroup.com](mailto:josephTsang@ranchogroup.com)

**HOLIDAY GREETINGS**

**At this time, Rancho Management Services would like to wish everyone the best of the  
Holiday Season!**

**Please note that during the Christmas Holidays and the New Year period any emergency  
situations can be handled by contacting Rancho’s 24 hour emergency number.**

**RANCHO’S CHRISTMAS HOURS**

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|-------------------------------|--------------------------|
| <b>FRIDAY, DECEMBER 12</b>    | <b>CLOSED AT 1:00 PM</b> |
| <b>WEDNESDAY, DECEMBER 24</b> | <b>CLOSED AT 3:00 PM</b> |
| <b>THURSDAY, DECEMBER 25</b>  | <b>CLOSED</b>            |
| <b>FRIDAY, DECEMBER 26</b>    | <b>CLOSED</b>            |
| <b>WEDNESDAY, DECEMBER 31</b> | <b>CLOSED AT 3:00 PM</b> |
| <b>THURSDAY, JANUARY 1</b>    | <b>CLOSED</b>            |