

**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, JANUARY 12TH, 2009 AT 7:00 P.M.**

PRESENT:

Charles Bilash - President

Niknaz Kahnamoui

Noel Evans – Vice President, Treasurer

Peter Skinner

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

Joseph Tsang, Senior Strata Agent

Mike Elliott, Junior Strata Agent

REGRETS:

Lucinda Iglesias

1. **CALL TO ORDER**

There being a quorum present, the meeting was officially called to order at 7:00 p.m.

2. **ELECTION OF COUNCIL POSITIONS**

This being the first Council meeting following the recent AGM, Council was asked to elect various offices for the new Council. It was **MOVED, SECONDED, and CARRIED** unanimously to appoint the following members to their respective positions:

Charles Bilash, President

Noel Evans, Treasurer/Vice President

Niknaz Kahnamoui, Landscaping Committee

3. **PREVIOUS MEETING MINUTES**

There being no errors or omissions, Council adopted the previous meeting minutes of November 3rd, 2008 as presented.

4. **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) **Noise in TH1063:**

The noise issue reported by TH1063 has been traced to a loose iron grate on level P1. The noise disappeared once the grate was temporarily secured. A more permanent solution is being investigated.

b) **Elevator No. 2:**

There have been incidents reported in which Elevator No. 2 ascends/descends prior to the door closing. The elevator was removed from service for 3 days in December and another 3 days in January so that the Elevator Maintenance company (Thyssen) could diagnose and repair the problem. At this time, Thyssen believes the problem has been fixed. However, as a precautionary measure, Council requested the Strata Agent get bids from an independent Elevator Consultant to examine the elevator and assure us that everything is in order. Noel Evans will draft a letter to the Owner/Resident who reported the incident.

c) **Penthouse Trees:**

Council discussed ways to prevent damage to penthouse trees during window cleaning. Due to the size of the trees, the location of the hooks, and the location of the trees, Council felt this damage was somewhat unavoidable. The Strata Agent will draft a letter to the Owner explaining Council’s position on this matter.

d) **Attempted Break-In:**

One of the fire exit doors by the rear lobby had the security plate pried back. This plate has since been replaced with a more secure full length guard to help prevent similar attempts. It was noted that even though access was gained through this door, the intruder was unable to gain access anywhere else and no other damage was done.

e) **Snow Removal:**

Council thanked the Resident Manager for his hard work shovelling snow this month. The idea of a long-term contract with a Snow Removal contract was discussed, but rejected due to the rarity of heavy snowfalls in our region. In the future, if there is a very large snowfall, Council authorized the Resident Manager to use his discretion in hiring temporary help to clear snow.

5. **COMMITTEE REPORTS**

a) **Landscaping Committee:**

The 2009 Para Space landscaping contract was reviewed. Nicki Kahn moui will meet with the vendor to discuss a few particular issues, and will report back to Council.

6. **FINANCIAL REPORT**

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

Arrears

The Accounts Receivable as of December 31st, 2008 was reviewed. It was observed that only a few Owners are in arrears. The Strata Agent has issued lien warning letters to these Owners and will follow up with lien registration if necessary.

Loan From Contingency

The Treasurer reported that the annual loan from the Contingency to pre-pay our 2008 insurance premium has not been repaid. The Strata Agent confirmed that this loan will be repaid by the end of the year, with no impact on the 2009 budget. Peter Skinner and Noel Evans will meet with Chris Sargent (Managing Director of Rancho) to discuss further.

7. **BUSINESS ARISING FROM PREVIOUS MEETING**

a) **Flood in Unit 2104:**

As stated in the Resident Manager's report, all suites affected by the flood have had the remedial work finished by Phoenix Restorations. The hardwood floor in suite 2104 is expected to be installed this week. The Owners of these suites have until January 14, 2009 to report any deficiencies to Phoenix Restorations. The water damage deductible of \$10,000 will be charged back to unit 2104.

b) **Boiler Update:**

Per Resolution III approved at the AGM, Council was presented with four (4) quotes to install a boiler system to replace the existing failed hot water tanks. After a brief discussion, it was decided that a 2nd meeting should be scheduled with the front runner (Keith Plumbing & Heating) Ltd. to discuss their quote.

c) **Exterior/Window Cleaning:**

Per Resolution VII approved at the AGM, it was decided to proceed with the cleaning of the north side of the building. Council also approved the quote from Champion Window Cleaning to perform 3 cleanings this year, and to include the window ledges in one of those cleanings. The Strata Agent will request further details from Champion about the specific ledge areas that are included in the bid.

Furthermore, Council rejected Champion's \$9800 bid to clean balcony surfaces. In order to save money, it was agreed that Council will set a day in the Spring for Owners to wash their balconies. Full balcony cleaning will likely take place during the complete exterior washing which will precede the repainting of the building in 2010.

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

d) **Dryer Vent Cleaning:**

Council approved a \$4,700 quote from National Air Technology to clean the dryer vents from inside and outside each Suite. In conjunction with this service, the Strata Agent will request that the vendor prepare and inventory of dryer booster fans at Domus.

e) **Building Envelope Maintenance:**

Per Resolution IV approved at the AGM, Council was presented with a quote to inspect the building envelope. The Strata Agent was advised to attain two (2) more quotes for this inspection.

f) **Strata's Mortgages Renewal (Guest Suite & Resident Manage Suite):**

Mr. Charles Bilash informed Council that dealing with RBC up to this point has been pain staking and still no definite response. The administrative fees that RBC wants to charge the strata is also excessive. As an alternate option, Mr. Bilash also contacted CIBC, which was the original lender, to see if the mortgages could be renewed through them. Mr. Bilash is hoping to have a definite answer by the end of the week.

8. **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.

a) **Cigarette Butts:**

An Owner informed Council that someone on the West elevation was throwing cigarette butts off their deck. Council will ask the Owner if they can determine the brand, and then the Strata Agent will circulate a letter to all residents on that elevation. Noel Evans will add a message to the Elevator Monitor reminding Residents that throwing cigarette butts off a balcony is a violation of Strata Bylaws (and VFD fire regulations).

b) **Potential Water Intrusion:**

An Owner informed Council of a potential water intrusion issue at their sliding doors. This issue was originally raised last year, and extensive inspections did not find any active leaks. Council will request that the Resident immediately contact the Building Manager at the onset of any future problem so that Council Members can personally observe the problem and determine if additional inspections are necessary.

9. **NEW BUSINESS**

- a) **Guest Suite Leasing:**
Council discussed establishing an Olympic Committee to oversee all aspects of our Olympic planning, including how to lease the Guest Suite, scheduling security, etc. Owners who wish to help are encouraged to contact the Strata Agent.
- b) **Resident Hand Book:**
Per a request at the AGM, an initial draft of a New Resident Handbook was developed and distributed to Council. Further discussion was tabled until the next meeting.
- c) **Pest Control Contract:**
This issue has been tabled until the next Council meeting.
- d) **Review of all Monthly Contracts:**
Per Council's request, the Strata Agent distributed a list of all current monthly contracts. At the next meeting, Council will discuss which of these contracts should be re-bid during the year.

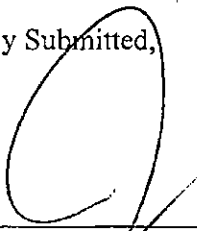
10. **NEXT MEETING**

The next meeting will be a Strata Council Meeting which will be held on **Monday, February 23, 2009 at 7:00 p.m.**

11. **TERMINATION OF MEETING**

There being no other business to discuss, the meeting was terminated at 9:18 p.m.

Respectfully Submitted,



Joseph Tsang, Senior Strata Agent
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