"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, OCTOBER 15th, 2007, AT 7:00 P.M.

PRESENT:

Charles Bilash – President/Treasurer
Carmen Grant – Secretary
Tyson March
Nathan Hall

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

Joseph Tsang, Senior Property Manager
My Linh Nguyen, Assistant Property Manager

1. **CALL TO ORDER**

There being a quorum present, the meeting was officially called to order at 7:03 p.m.

2. **ADOPTION OF PREVIOUS MEETING MINUTES**

There being no errors or omissions, Council adopted the minutes of the meeting held on August 20th, 2007, as presented.

3. **RESIDENT MANAGER'S REPORT**

David Lam provided Council with the Resident Manager's report and discussed the following issues in detail;

a) **Oil Leak in Parkade:**
Council was informed that the four (4) units which letters were sent to have since complied with the strata's request to have the oil stain on their parking stalls cleaned.

b) **Irrigation for Sidewalk:**
Council was informed that a second (2nd) irrigation contractor was bought on site to provide a quote to install an irrigation system for the lawn on the sidewalk, but declined to quote due to the fact that they were uncertain of how much work is involved in running a pipe underneath the sidewalk. Council was then informed that it would cost approximately $850 to install a drip system for the two (2) planters on the fourth (4th) level. Council authorized the installation of the drip system and requested that the water line be separated to prevent the pipe from possible freezing in the winter.

c) **Hallway Painting:**
Council was informed that the entire twenty-sixth (26th) level hallways have recently been painted. Additionally, touch-up painting has also been carried out throughout the building, as well as the corridor leading from the main lobby to parking level P0. The elevator frames have also been painted.

3. RESIDENT MANAGER'S REPORT – CONT'D

d) **Pressure Washing:**
Council was informed that the Resident Manager intends to pressure wash parking level P1 and P2 parking in the foreseeable future, since level P0 has recently been pressure washed.

Council thanked Mr. Lam for his work during the past month and excused him from the meeting at 7:40 p.m.

4. COMMITTEE REPORTS

a) **Deficiency Committee:**
Council was informed that a site meeting was recently held on September 25th, 2007 between representatives from Travelers Home Warranty, Qualex Landmark Group of Companies, Council Members, and the Property Manager to review the six (6) items identified as "deficiencies" on the Morrison Hershfield's report prepared for the Strata Corporation. Council is surprised to have received a letter from Travelers Home Warranty on October 10th, 2007, advising that none of the items are considered warrantable. Following a lengthy discussion, it was agreed that Morrison Hershfield is to retain and prepare the scope of work to repair the leak for the two (2) planters in the back of the building. Furthermore, Morrison Hershfield is to carry out further inspection to determine if the exterior cracks which may have led to the efflorescence staining on the outside of the building. Once the scope of work has been prepared along with a repair estimate, the Property Manager is to send this information to Qualex Landmark Group of Companies and request that they initiate the repair work immediately or the Strata Corporation will have the work done and pursue litigation to recover all relevant costs.

b) **Bylaw Committee:**
Letters sent to those Owners/Residents who are in violation of the strata's bylaws were presented to Council for perusal.

c) **Landscaping Committee:**
Council approved the planting of winter flowering annuals as well as the spring flowering bulbs for the spring of 2008, as well as the replacement of two (2) dead taxus' in front of the townhouses.

d) **Sidewalk Irrigation:**
The Property Manager was asked to enclose a resolution on the agenda of the upcoming Annual General Meeting to allow up to $10,000 for the installation of an irrigation system to the sidewalk.

5. FINANCIAL REPORT

The Property Manager provided a cursory review of the financial statements for the period ending on September 30th, 2007, along with a forecast year end financial statements of October 31st, 2007. It is expected that the strata will end the current operating period with an operating surplus. The proposed 2008 operating budget was then reviewed and discussed in details. Following a question and answer period, Council adopted the financial statements for the period ending on September 30th, 2007 along with the proposed operating budget for 2008 with no increase in the overall strata fees and some minor amendments.

6. BUSINESS ARISING FROM PREVIOUS MEETING

a) **Fire Inspection:**
Council was informed that the required annual inspection of the fire and safety equipment was recently completed on September 24th, 2007.

b) **"No Stopping" Signage:**
Council was informed that three (3) "No Stopping" signs along with the Vancouver City Hall parking enforcement contact number were recently made and posted in the respective areas in the back alley.

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) **Insurance Claim:**
Council was informed that there have been two (2) incidents in the last month involving the failure of washer in the washing machine hoses, resulting in two (2) insurance claims filed against the strata's insurance. Council then engaged in a lengthy discussion on possible preventative measures to prevent further mishap. The Property Manager was asked to obtain quotes to replace the existing rubber hoses with braided hoses and present a resolution for such work at the upcoming Annual General Meeting.

9. NEXT MEETING

The next meeting will be an **Annual General Meeting**. The meeting has been scheduled for **Monday, November 26th, 2007** at **7:00 p.m.**

Notice of the meeting will be sent to all Owners in compliance with the *Strata Property Act*.

10. TERMINATION

There being no other business to discuss, it was **MOVED, SECONDED** and **CARRIED** to terminate the meeting at 9:45 p.m.

Respectfully Submitted,

Joseph Tsang, Senior Property Manager
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