

**FREESIA
STRATA PLAN BCS1903
1082 SEYMOUR STREET**

**MINUTES OF THE STRATA COUNCIL MEETING OF STRATA PLAN BCS1903,
FREESIA, HELD IN THE AMENITY ROOM AT 1082 SEYMOUR STREET,
VANCOUVER, BC ON MONDAY, JUNE 18TH, 2007 AT 6:00 P.M.**

IN ATTENDANCE:

Dan Bennett – President Konrad Shum – Vice-President
Farzad Forooghian - Secretary Lisa Cheung

REPRESENTING RANCHO MANAGEMENT SERVICES (BC) LTD.:

Terry Li, Senior Property Manager

REGRETS:

Andrew Lai – Treasurer Weng Lee

1. **CALL TO ORDER**

There being a quorum present, the Meeting was officially called to order at 6:07 p.m. by the Strata Council President, Mr. Dan Bennett.

2. **APPROVAL OF PREVIOUS MEETING MINUTES**

Strata Council reviewed the Council Meeting minutes of May 7th, 2007. After discussion, it was **MOVED, SECONDED, and CARRIED** to approve the Meeting minutes as presented.

3. **COMMITTEE REPORTS**

a) **Bylaw Committee:**

The Bylaw Committee will review the bylaws once again and, this time, take into account the commercial bylaws that are included in the original disclosure statement. The Bylaw Committee will make suggestions to revise the bylaws to allow the Strata Council some flexibility with respect to the choice of commercial tenants. Of course, these bylaws will have to be approved by the commercial section of the Strata Corporation. The Bylaw Committee will revise the bylaws and continue to work towards a presentation to Owners at the Annual General Meeting.

b) **Finance Committee:**

Rancho reviewed the arrears with Strata Council and noted that the arrears list is now in really good shape. Only a handful of Owners are still behind in their strata fee payments. Rancho will continue to follow up with these Owners in arrears.

Rancho presented the preliminary budget to Council for discussion. It was noted that last year's budget was insufficient in that it did not anticipate for the typical

3. **COMMITTEE REPORTS – CONT'D**

- b) **Finance Committee – Cont'd:**
expenses of a building in its first year. A building the size of Freesia will need to have its budget increased as the current shortfall is approximately \$40,000. The draft of the budget will be reviewed by the Treasurer prior to a presentation to Council at the upcoming Council Meetings.
- c) **Deficiency Committee:**
Rancho informed Strata Council that the Developer, Magellen Development (20/20) Inc. has agreed to install an air conditioner in the lobby of the building to cool down the temperature. The Developer has also agreed to a meeting in person with Council members to discuss outstanding issues. Rancho will arrange a date when the Deficiency Committee and the Developer can meet to discuss various outstanding deficiencies.

Council Members thanked the Bylaw, Finance and Deficiency Committees for their continued efforts.

4. **BUSINESS ARISING FROM PREVIOUS MINUTES/MANAGEMENT REPORT**

- a) **Garden Plots – Seventh Floor:**
Council member Farzad Forooghian drafted a letter on behalf of Council to the Developer requesting the Developer to consider either selling the garden plots to the Strata Corporation for a nominal fee, selling to the Owners for a discounted rate from the current \$2,800 or consider having the garden plots rented out. The Developer responded by requesting more information and details pertaining to the various proposals submitted by Council. Council members further discussed this issue at length and noted that their preference would be to pursue the first option where they would like the Developer to consider selling the garden plots to the Strata Corporation for a nominal fee. This way, the Strata Council, on behalf of the Strata Corporation can control these garden plots for renting out to Owners and/or creating a permanent green space or community garden for all residents to enjoy. Council members instructed Rancho to contact the Owner of Magellen 2020 to facilitate further discussion on this matter. Council members also thanked Mr. Farzad Forooghian for his efforts and contributions in drafting this comprehensive letter to the Developer.
- b) **Pedestal Sign:**
Rancho informed Council that the pedestal sign has been installed in front of the lobby.
- c) **Alternative Gas Provider:**
Rancho obtained a full report from ECNG Energy providing the Strata Corporation with information on the amount that the Council could save if they were to switch from Terasen to ECNG Energy. ECNG Energy is a third party provider which monitors the commodity market and tries to achieve the best rate for the Strata Corporation. Council members will review this proposal in further

4. **BUSINESS ARISING FROM PREVIOUS MINUTES/MANAGEMENT REPORT – CONT'D**

c) **Alternative Gas Provider – Cont'd:**

detail and noted that a meeting should be held with the ECNG representative at the next meeting. That way the Strata Council can ask the representative more questions and be in a position to make an informed decision.

d) **Pets:**

Council members received a few complaints from residents of Freesia and from residents of the building next door, pertaining to a certain unit Owner and their noisy dog. It was noted that this Owner has been warned and subsequently fined as per the bylaws. Council also discussed the need for a pet registry at this point to enforce the bylaws. At this time Council believes that it is not necessary as the pets in the building as a whole have caused relatively minor problems. However, Council will deal with the issues of pets on a case-by-case basis.

5. **NEW BUSINESS**

There was no new business discussed.

6. **CORRESPONDENCE**

Strata Council reviewed the correspondence received and instructed Rancho on how to respond. Owners are encouraged to write Strata Council c/o Rancho Management on Strata Council matters.

Correspondence should be mailed to #701-1190 Hornby St., Vancouver, BC, V6Z 2K5, faxed to 604-684-1956, e-mailed to tli@ranchogroup.com, or left for the Property Manager at the Concierge desk.

All Owners who wish the Strata Council to review correspondence should submit their correspondence to Rancho's office by no later than 9:00 a.m. the Thursday morning before each Council Meeting. Any correspondence received after this date will be reviewed at a subsequent meeting.


7. **NEXT MEETING**

The next Meeting will be a Strata Council Meeting, and has been scheduled for **Thursday, July 26, 2007** at 6:30 p.m. in the Amenity Room located at 1082 Seymour Street Vancouver, BC.

8. **TERMINATION OF MEETING**

There being no further business to discuss, it was **MOVED, SECONDED, and CARRIED** to terminate the meeting at 7:30 p.m.

Respectfully submitted,



Terry Li, Senior Property Manager
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RANCHO'S INTERNET SITE

Rancho's website contains lots of features such as accessing minutes and bylaws online. We invite you to check us out at <http://www.ranchovan.com>. The log in for Freesia is **BCS1903**, and the password is **freesia**.

Any questions and comments can be forwarded to us by email at: pmgr@ranchogroup.com or by calling us at: (604) 684-4508.