

**FREESIA
STRATA PLAN BCS1903
1082 SEYMOUR STREET**

**MINUTES OF THE STRATA COUNCIL MEETING OF STRATA PLAN BCS1903,
FREESIA, HELD IN THE TV ROOM AT 1082 SEYMOUR STREET, VANCOUVER, BC
ON MONDAY, JUNE 2ND, 2008 AT 6:00 P.M.**

IN ATTENDANCE:

Konrad Shum, President
Andrew Lai, Treasurer
Robert Estey

Craig Payne, Vice President
Susan Van Der Ende, Secretary

REPRESENTING RANCHO MANAGEMENT SERVICES (BC) LTD.:

Terry Li, Strata Agent

REGRETS:

Weng Lee

Nick Lim

GUESTS:

None

1. **CALL TO ORDER**

The Strata Council President, Mr. Konrad Shum, called the meeting to order at 6:00 p.m.

2. **APPROVAL OF PREVIOUS MEETING MINUTES**

Strata Council reviewed the Council Meeting minutes of May 5th, 2008. After discussion, it was **MOVED, SECONDED, and CARRIED** to approve the meeting minutes as presented.

3. **COMMITTEE REPORTS**

a) **Finance Committee:**

The Strata Council Treasurer, Mr. Andrew Lai, with the assistance of Rancho Management Services, presented and explained the financial statements in detail to Council members present. It was noted that the Strata Corporation is operating at a minor deficit with the majority of the deficit caused by utility costs. Mr. Lai explained that the number of "cold" days thus far has increased over the past few years thus increasing the expense in the gas category.

After discussion, it was **MOVED, SECONDED and CARRIED** to approve of the April 2008 financial statements as presented.

i) **Arrears:**

Rancho informed the Strata Council that one Owner has been issued a lien while another has been issued another lien warning letter. However, to date, the arrears are below \$5,000 for the entire Strata Corporation.

3. **COMMITTEE REPORTS – CONT'D**

- a) **Finance Committee – Cont'd:**
Council members thanked Mr. Andrew Lai, Treasurer for his continued efforts.
- b) **Deficiency Committee:**
The Deficiency Committee is narrowing down the final items on the deficiency list. These items include:
- i) **Minor Cracking in the Parkade:**
A quotation from a structural engineer was presented to Council members to review the minor cracking in the parkade. After discussion, it was **MOVED, SECONDED** and **CARRIED** to approve of the quotation from the Structural Engineer.
- ii) **Pipe Repairs:**
The Deficiency Committee also reported to the Developer that there are two pipes in the parkade that need to be fastened to the wall more securely. This item has been forwarded to the Developer and is currently being looked into.

Council Member thanked the Finance and Deficiency Committee for their continued efforts.

4. **BUSINESS ARISING FROM PREVIOUS MINUTES**

- a) **Pavers:**
The *Garden Farm Boy* has been reached to provide quotations for the planting of ornamental grass on the grass areas facing Seymour Street. The quote will be presented to Council as soon as it is ready.
- b) **Locker Conversion:**
An Architect has yet to be found pertaining to the locker conversion project. Rancho will follow up with Mr. Robert Estey for a lead.
- c) **Toilet Flood:**
A mysterious flood occurred in a unit which impacted four units in total. Council members reviewed the evidence presented. After deliberation, it was **MOVED, SECONDED** and **CARRIED** to charge the deductible back to the Strata Lot Owner. It was noted that there was no water leak from common areas and it is most likely that the source of the water came from the suite itself.

Council members also noted that Owners should obtain proper insurance for their suite to ensure that in the event there is a deductible chargeback against their strata lot, their insurance will cover the chargeback.

5. **NEW BUSINESS**

a) **Elevator Buttons:**

The elevator button three (3) continues to get stuck when pressed. Rancho will follow up with Thyssenkrupp Elevators pertaining to this matter.

b) **Memo:**

Council members noted that a memo pertaining to the use of toilets for flushing of unwanted materials is strictly prohibited. Rancho will draft a memo pertaining to this matter and deliver it to each suite.

c) **Power Washing:**

A Council member noted that the exterior of the building, especially by the two construction zones, should be power washed more frequently due to the constant dirt and dust and pet excrement. Rancho will instruct the Building Supervisor to conduct more power washing in that area.

d) **Concierge Service:**

Council members would like to thank the concierge for the continued good service to the building.

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. The meeting has been scheduled for Monday, July 28th, 2008 at 6:00 p.m.

8. **TERMINATION OF MEETING**

There being no further business to discuss, it was **MOVED, SECONDED, and CARRIED** to terminate the meeting at 6:30 p.m.

Respectfully submitted,



Terry Li, Strata Agent
Rancho Management Services (B.C.) Ltd.
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Agents for Strata Plan BCS1903
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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 **freesia5143**. Any questions and comments can be forwarded to us by email at: pmgr@ranchogroup.com or by calling us at: (604) 684-4508.