

**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, AUGUST 25TH, 2008 AT 6:00 P.M.

IN ATTENDANCE:

Craig Payne, Vice-President Andrew Lai, Treasurer
Susan Van Der Ende, Secretary Robert Estey
Nick Lim

REPRESENTING RANCHO MANAGEMENT SERVICES (BC) LTD.:

Terry Li, Strata Agent

REGRETS:

Konrad Shum, President Weng Lee, Commercial Representative

GUESTS:

None

1. **CALL TO ORDER**

The Strata Council Vice-President, Mr. Craig Payne, called the meeting to order at 6:07 p.m.

2. **APPROVAL OF PREVIOUS MEETING MINUTES**

Strata Council reviewed the Council Meeting minutes of July 28th, 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, noted that as of July 31st, 2008, the Strata Corporation is running at a minor deficit of approximately \$2,000. The cause of the deficit is mainly attributed to utilities.

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

i) **Review of Draft Budget:**

The Treasurer reviewed the draft budget with Council members present. The draft budget calls for a 6.5% increase. Council members discussed every category in great detail and noted that the increase should be kept below 6%. Mr. Lai also noted that the gas expense should be fixed for the

3. **COMMITTEE REPORTS – CONT'D**

a) **Finance Committee – Cont'd:**

i) **Review of Draft Budget – Cont'd:**

next couple of years as the gas supplier has recommended that the Strata Corporation fix this rate in at approximately \$9.00 per gig joule. Council members in attendance agreed and after discussion, it was **MOVED, SECONDED** and **CARRIED** to fix the gas price as proposed by ECNG Energy. Mr. Lai noted that he will be working closely with Rancho to ensure that the revised budget will reflect the discussion of tonight's Council Meeting. The second draft of this budget will be presented to Council at the next Strata Council Meeting. Mr. Lai also noted that in order to save some administration costs he will review the invoices to make sure that everything is in order.

Council members thanked Mr. Andrew Lai, Treasurer for his continued efforts.

b) **Deficiency Committee:**

The Deficiency Committee noted that the minor cracking in the parkade is being repaired and that the Developer has retained the original building envelope consultant to review the minor efflorescent showing in the parkade. Rancho will report to Council as soon as more information is received.

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

4. **BUSINESS ARISING FROM PREVIOUS MINUTES**

a) **Pavers:**

The *Garden Farm Boy* quote was presented to the Strata Council for changing of the grass areas in front of the townhouses on Seymour Street to ornamental grass. Council members noted that the cost to do so is relatively high. Therefore, it was **MOVED, SECONDED** and **CARRIED** to TABLE this issue indefinitely. In the meantime, the Council will request a maintenance person to spread some grass seeds in the area instead.

b) **Locker Conversion:**

Council members noted that it is difficult to find an Architect to be assigned to take on this project as it is relatively small in scale. After discussion, it was **MOVED, SECONDED** and **CARRIED** to TABLE this issue indefinitely.

5. **NEW BUSINESS**

a) **Temperature Controls:**

Council members discussed various ways to save on energy costs. After discussion, Rancho noted that a control specialist could be obtained to review the set points on the building's hot water temperature. Rancho will approach West End Controls to look into this issue.

5. **NEW BUSINESS – CONT'D**

b) **Barbeque on 7th Floor Common Area:**

Council noted that a resident held a barbeque on the 7th floor this past week. It was also noted that a briquette barbeque was used. Rancho was instructed to send this person a letter to say that no alcohol or briquettes are allowed in common areas.

c) **Rules:**

Council members also reviewed the rules for the common areas and noted that more control is needed. A set of draft rules will be reviewed by Council members at the next meeting.

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.

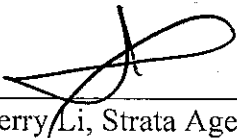
7. **NEXT MEETING**

The next meeting will be a Strata Council/Budget Meeting. The meeting has been scheduled for Monday, September 29th, 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 6:40 p.m.

Respectfully submitted,



Terry Li, Strata Agent
Rancho Management Services (B.C.) Ltd.
701-1190 Hornby Street, Vancouver, B.C. V6Z 2K5
Agents for Strata Plan BCS1903
Phone: (604) 684-4508 (24-HR. EMERGENCY SERVICES)
Direct Line: (604) 331-4267
Email: tli@ranchogroup.com

EXTENDED ABSENCE

Owners/Residents who are going away for an extended period of time must make arrangements to have someone inspect their suite on a regular basis. The following are suggested steps to be taken when planning on leaving for thirty (30) days or more:

- Notify the Concierge Staff of your absence
- Leave an emergency contact phone number
- Turn off all water supply lines in your suite (Concierge staff can provide you with assistance if required)
- It is advisable that you have your suite checked at least once a week.