

**FREESIA  
STRATA PLAN BCS1903  
1082 SEYMOUR STREET**

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**MINUTES OF THE STRATA COUNCIL MEETING OF STRATA PLAN BCS1903,  
FREESIA, HELD IN THE TV ROOM AT 1082 SEYMOUR STREET, VANCOUVER, BC  
ON MONDAY, SEPTEMBER 29<sup>TH</sup>, 2008 AT 6:00 P.M.**

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**IN ATTENDANCE:**

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

**REPRESENTING RANCHO MANAGEMENT SERVICES (BC) LTD.:**

Terry Li, Strata Agent

**REGRETS:**

Konrad Shum, President                        Weng Lee, Commercial Representative  
Robert Estey

**GUESTS:**

None

1.     **CALL TO ORDER**

The Strata Council Vice-President, Mr. Craig Payne, called the meeting to order at 6:05 p.m.

2.     **APPROVAL OF PREVIOUS MEETING MINUTES**

Strata Council reviewed the Council Meeting minutes of August 25<sup>th</sup>, 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 he met with the Strata Agent, Mr. Terry Li at Rancho's main office. Mr. Lai reviewed the budget in great detail and made cuts wherever feasible. All notable invoices paid throughout the year were reviewed. Mr. Lai advised the rest of Council that he is quite satisfied with the transparent operation of Rancho Management Services. He noted that all the invoices and all the paperwork are available for Council members to review at Rancho's office at anytime. Council members thanked Mr. Lai for his extra efforts and his time spent reviewing the Strata Corporation's finances. Mr. Lai was able to reduce the increase in strata fees from 6.5% to 5.3% for the residential section. Again, the main reason for the minor operating shortfall was due to utilities. Otherwise the Strata Corporation operated at a near balanced budget.

3. **COMMITTEE REPORTS – CONT'D**

- a) **Finance Committee – Cont'd:**  
After discussion, it was **MOVED, SECONDED** and **CARRIED** to approve of the Treasurer's report with thanks.
- b) **Deficiency Committee:**  
The Deficiency Committee noted that the deficiencies for the Freesia building are now complete as a minor crack in the parkade is currently being repaired.

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

4. **BUSINESS ARISING FROM PREVIOUS MINUTES**

- a) **Pipe Burst in 516:**  
Rancho informed Strata Council that one of the units in the building was damaged due to a common area sprinkler pipe burst. The pipe has been repaired and the subsequent damage repaired as well. Since this originated from common areas, Council members decided to withdraw this expense from the contingency fund on an emergency basis for a total of approximately \$5,000. It was **MOVED, SECONDED** and **CARRIED** to have the repair costs expensed from the contingency fund.
- b) **Draft Bylaws:**  
Council members reviewed two draft bylaws for the gym on the 7<sup>th</sup> floor. They are as follows:

**PROPOSED NEW BYLAW 53**

- (1) *No smoking is permitted.*
- (2) *Be courteous to others waiting to use the fitness equipment. Please take turns using the equipment. All users must bring their own towels and wipe down exercise equipment after use.*
- (3) *No food or drinks are allowed (except water bottles).*
- (4) *The number of visitors per strata lot allowed in the fitness room is limited to two (2). The resident must accompany visitors at all times.*
- (5) *The fitness room hours are between the hours of 6:00 a.m. to midnight.*
- (6) *All personal belongings are to be removed after each use.*
- (7) *Appropriate clothing and shoes must be worn.*
- (8) *No one under the age of fourteen (14) is permitted in the fitness room. Toddlers properly restrained in strollers or car seats are accepted.*

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

b) **Draft Bylaws:**

(9) *Use equipment at your own risk. The strata corporation will not be held liable for any injury, damage or loss however caused.*

**PROPOSED AMENDMENT (in bold) TO BYLAW 47 (3)**

(3) *Barbecuing is permitted on the balconies and patios of each strata lot, provided it is conducted in safe manner and does not create a nuisance to other residents. **No barbeques permitted on the 7th floor garden area.***

After discussion, it was **MOVED, SECONDED** and **CARRIED** to present these bylaws to Owners at the next Annual General Meeting.

c) **New Annual General Meeting Location:**

Rancho informed Strata Council that a new location for the Annual General Meeting has been selected. It is at the YWCA on Hornby Street. This location costs one third of the cost of last year's venue.

5. **NEW BUSINESS**

a) **Energy Audit:**

Rancho informed Council members that an energy audit for the building has been completed. Some of the recommendations made by BC Hydro include adding time sensors and changing the ballasts and the lights in the parkade to more energy efficient ones. Rancho will forward this information to Council for consideration and have it included on the Annual General Meeting agenda if Council members are interested.

b) **Exterior Light Upgrade:**

Council noted that some of the exterior lighting is too dim and instructed Rancho to obtain a quote for having these lights upgraded.

c) **DDC Controls:**

Rancho informed Strata Council that West End Controls is currently looking into the DDC system for the building in the hopes of saving more energy costs by lowering temperatures during the night when it is not needed.

d) **Elevator Button:**

A Council member noted that a couple of the elevator buttons are not working properly. Rancho will contact Thyssenkrupp Elevators pertaining to this issue.

e) **Lease for Fitness Equipment:**

A Council member noted that the fitness equipment is being used quite often and therefore breakdowns are occurring. Council would like to review the lease agreement once again to see if there are options when the lease is over.

5. **NEW BUSINESS – CONT'D**

f) **Camera for Gate:**

Council members discussed whether a camera for the gate will be installed. This issue will be decided on by Owners at the next Annual General Meeting.

g) **Oil Stains:**

A Council member noted that there are some oil stains in the parkade. Rancho informed the Council member that on a monthly basis the building staff issue memos and allow residents the opportunity to clean up the oil stain or have it cleaned up for a fee.

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 an **Annual General Meeting**. The meeting has been scheduled for Monday, October 20<sup>th</sup>, 2008 at 7:00 p.m. at the YMCA at 535 Hornby Street, Vancouver, BC in the MacMillan Bloedel Room.

8. **TERMINATION OF MEETING**

There being no further business to discuss, it was **MOVED, SECONDED, and CARRIED** to terminate the meeting at 6:45 p.m.

Respectfully submitted,



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Terry Li, Strata Agent  
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