

**LONDON PLACE RESIDENTIAL
STRATA CORPORATION LMS1757
1177 Hornby Street
Vancouver, BC V6Z 1B1**

**MINUTES OF THE STRATA COUNCIL MEETING OF THE OWNERS OF
“LONDON PLACE”, STRATA PLAN LMS1757, HELD IN THE AMENITY ROOM,
GROUND FLOOR, 1177 HORNBY STREET VANCOUVER, BC ON
TUESDAY, AUGUST 7th, 2012 AT 6:55 P.M.**

IN ATTENDANCE:

Tom Attwood – President/Secretary	Jelena Antic
Jeff Somerville – Vice President	Deborah Berger
Kevin Johnston – Treasurer	

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

Terry Li, Senior Strata Agent

REGRETS

Alvin Hui, Strata Agent

GUESTS

None

1. **CALL TO ORDER**

There being a quorum present, the meeting was officially called to order at 6:55 p.m.

2. **APPROVAL OF PREVIOUS MEETING MINUTES**

After discussion, it was **MOVED, SECONDED** and **CARRIED** to approve the minutes from July 3rd, 2012.

3. **FINANCIAL COMMITTEE REPORT**

a) **Financial Statements:**

Mr. Kevin Johnston reviewed the financial statements for the month of May and June 2012. Mr. Johnston has questions about cheques issued to the Rancho Management and Colliers. The Strata Agent will forward the invoice to the Council after the meeting. After discussion it was **MOVED, SECONDED** and **CARRIED** to approve the May and June financial statements.

b) **Contingency Reserve Fund:**

The Strata Agent has provided different GIC rates to the Strata Council for investment of the Reserve Fund money. However, Council would like to know what the penalty is for taking out the funds before the maturity date, and also how much notice is needed when they would like to withdraw the funds from the Contingency in the event of an emergency. The Strata Agent will follow up and provide this information along with a recommendation via email.

4 **BUSINESS ARISING FROM PREVIOUS MEETING MINUTES**

a) **Xpert Mechanical:**

Xpert Mechanical provided further quotations for the re-piping of the pipes on the 9th floor west, 8th floor east and the 8th floor west. Since the regular Strata Agent was not present at this meeting, this will be deferred until the next Council Meeting.

b) **Elevator Modernization:**

The Strata Agent informed Council that Fujitec Elevators conducted a site visit and will be providing a budgetary quotation for the modernization of the elevators. A proposal from JW Dunn Consultants Inc. was also presented to Council for review. JW Dunn Consultants Inc. will act as consultants should this project be approved. After discussion, Council noted that this issue will be discussed further at the next meeting when the Fujitec quote is received.

c) **Fire Alarm:**

The Strata Agent informed Council that there were two minor repairs to the fire alarm system. This includes smoke detector replacement and repairing a leak in the dry system in the parkade area. After discussion, it was MOVED, SECONDED and CARRIED to approve these repairs.

d) **Weekend Cleaning:**

Council discussed the need for another quote from JLE for the weekend cleaning. Council has previously reviewed the quote from FiveStar Cleaning Services. The Strata Agent will follow up with this quote.

e) **Treadmill:**

The refurbished treadmill purchase from last month has now been repaired under warranty.

6. **NEW BUSINESS**

a) **Rental List Questions:**

Three (3) Owners wrote to Strata Council requesting they be moved up on the rental waiting list due to various reasons. The Strata Council instructed the Strata Agent on how to respond to these requests.

b) **Rules/Bylaw Consideration:**

A rule for the placement of objects in the common property was presented for Council review. After discussion, Council decided that the rule was not required and will stick with the original rule.

c) **Laundry Room:**

The posting of a memorandum was ripped from the 2nd floor laundry room and replaced with an anonymous note. Since the anonymous writer will not identify him or herself another Council note will be posted on the 2nd floor.

6. **NEW BUSINESS – CONT'D**

d) **Gym Shelf Tiling:**

Council reviewed a quote for tiling of a shelf in the gym area. Council noted that this job might be able to be completed by the caretaker. The Strata Agent will ask the caretaker to see if he can have this done. In a meantime a second quote is coming for this work.

e) **Bikes Remaining from Bike Audit:**

The bikes will be kept for a total of six (6) months prior to Council's decision on whether they will be donated or sold.

f) **Rental List Update:**

Council was informed that the Owners without form K's are being asked to submit them. Shortly after, the Strata Agent suggested that a fob audit be done for the entire building to ensure that all un-accounted fobs are accounted for. The Strata Agent will enquire if this fob audit will be done after the rental list is updated.

7. **CORRESPONDENCE**

Owners are encouraged to write the Strata Council, via Rancho Management Services, on any Strata related matter (i.e. suggestions, concerns, etc.). Correspondence can be sent to Rancho's office at #600-1190 Hornby Street, Vancouver, B.C., V6Z 2K5, or by Fax to 684-1956 or by email to ahui@ranchogroup.com.

Various correspondences were received pertaining to noise and rental waitlist movement etc.

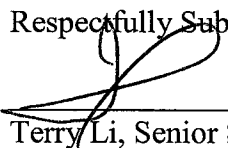
8. **NEXT MEETING**

The next meeting is a Strata Council Meeting and is scheduled for **Tuesday, September 4th, 2012 at 5:00 p.m.**

9. **TERMINATION**

There being no further business to discuss, it was **MOVED, SECONDED, and CARRIED** to terminate the meeting at 8:00 p.m.

Respectfully Submitted,



Terry Li, Senior Strata Agent
Rancho Management Services (B.C.) Ltd.
600-1190 Hornby Street, Vancouver, BC, V6Z 2K5
Phone: 684-4508 (**24 HOUR EMERGENCY SERVICES**)
Direct Line: (604) 331-4267
E-mail: tli@ranchogroup.com

EMERGENCY PROCEDURES

(After regular hours)

If you have a building emergency after regular hours, please call Rancho's number at 604-684-4508, which is a 24 hour emergency number, and you will receive instructions on how to contact the answering service operator. Upon doing so, give brief details to the answering service operator. Please note that emergencies include: fires, broken water pipes, stuck elevators, no hot water, stuck garage door and other emergency situations. Please note that we will take no action on any emergency unless we have first talked to the person placing the call. Break and enter and/or vandalism to your automobile or suite should be reported to the Police Department.