

**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, SEPTEMBER 4th, 2012 AT 6:00 P.M.**

IN ATTENDANCE:

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

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

Terry Li, Senior Strata Agent
Alvin Hui, Strata Agent

GUESTS

Strata Lot 88

1. **CALL TO ORDER**

There being a quorum present, the meeting was officially called to order at 6:03 p.m.

2. **GUEST**

The Owner of Strata Lot 88 attended the meeting to discuss a noise infraction that was levied upon his unit. The Owner explained to Council that he was not making any noises within his unit that would disturb the neighbors. After discussion, the Strata Council thanked the Owner for attending the meeting. The Owner then left the meeting.

3. **APPROVAL OF PREVIOUS MEETING MINUTES**

After discussion, it was **MOVED, SECONDED** and **CARRIED** to approve the minutes from August 7th, 2012.

4. **FINANCIAL COMMITTEE REPORT**

a) **Financial Statements:**

Mr. Kevin Johnston reviewed the financial statements for the month of July, 2012. Mr. Johnston has requested for a list of monthly disbursements to be included in the financials. The Strata Agent will follow up. After discussion it was **MOVED, SECONDED** and **CARRIED** to approve the July, 2012 financial statements.

4. **FINANCIAL COMMITTEE REPORT – CONT'D**

b) **Arrears:**

Council noted that they would like to proceed with the small claims action against strata lot 3 and 93. Thus, a Special General Meeting will be called at the next meeting to request Owners approval in proceeding with legal action of Owners in arrears of over \$4,000.

5. **BUSINESS ARISING FROM PREVIOUS MEETING MINUTES**

a) **Xpert Mechanical:**

Council would like the Strata Agent to email Xpert Mechanical the quote for the re-piping in areas that were missed from the original quotation and will approval via email. The Strata Agent will follow up.

b) **Elevator Modernization:**

Council would like to reiterate that the maintenance for elevator 3 cannot be paid after the date that elevator 3 was not working. A walkthrough with Otis to discuss the current situation with elevator 3 is to be scheduled once the new district manager gets back from vacation. As well, the Strata Agent is still awaiting a 2nd quotation from Fujitec Elevators for the repairs of the elevator.

d) **Weekend Cleaning:**

Council discussed the current weekend cleaning and their dissatisfaction with it. Thus, they have reviewed additional quotations from other cleaning companies; it was decided to award the weekend cleaning contract to SGA Access Management to replace the current weekend cleaners. The Strata Agent will follow up with the termination letter to the current weekend cleaners and have the new cleaners come in as soon as possible.

e) **Rental List:**

The current rental list and the waiting list were provided to Strata Council for review.

6. **NEW BUSINESS**

There was no new business to report.

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, rental exemptions, flooring approvals, spitting and cigarette butts out windows.

8. **NEXT MEETING**

The next meeting is a Strata Council Meeting and is scheduled for **Monday, October 1st, 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 7:03 p.m.

Respectfully Submitted,



Alvin Hui, Strata Agent
Rancho Management Services (B.C.) Ltd.
600-1190 Hornby Street, Vancouver, BC, V6Z 2K5
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Direct Line: (604) 331-4274
E-mail: ahui@ranchogroup.com

STRATA FEES/PRE-AUTHORIZED DEBIT

Should you ever have any questions regarding your strata account, please feel free to contact our Strata Accounts Receivables Department at: 604-331-4268. Owners who are not yet on Pre-Authorized Debit (P.A.D.) Program, our preferred payment option, should contact the same number to obtain a form. The P.A.D. Program is a convenient payment method whereby we can debit your account with your monthly strata fees on the first of every month.