

**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
MONDAY, JUNE 4th, 2012 AT 6:10 P.M.**

IN ATTENDANCE:

Tom Attwood Holly Andrews
Jeff Somerville Jelena Antic
Deborah Berger

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

Terry Li, Senior Strata Agent
Alvin Hui, Senior Strata Agent

REGRETS

Kevin Johnston

1. **CALL TO ORDER**

There being a quorum present, the meeting was officially called to order at 6:31 p.m.

2. **APPROVAL OF PREVIOUS MEETING MINUTES**

The meeting minutes from Colliers International from the April 4th 2012 Strata Council meeting was presented. After discussion and review it was **MOVED, SECONDED** and **CARRIED** to approve the April 4th, 2012 meeting minutes as presented.

3. **FINANCIAL COMMITTEE REPORTS**

a) **Financial Statements:**

The Strata Agent notified the Strata Council that Rancho Management accountants were still preparing the financial statements for London Place. Once they have been finalized they will be emailed to the Strata Council.

b) **Invoices:**

An invoice from Circle Property Services regarding replacement of damaged floor as a result of a water leak was presented to Council for approval. After review and discussion it was decided to approve the invoice from Circle Property Services due to the fact the water leak was mismanaged by the previous Strata Management Company. The Strata Council will follow up with Colliers in terms of reimbursement of the invoice.

c) **Arrears:**

The Strata Council reviewed the arrears for the month and advised the Strata Agent on any steps needed to be taken. It was noted that the units with high

3. **FINANCIAL COMMITTEE REPORTS – CONT'D**

c) **Arrears – Cont'd:**

arrears had liens placed on them. Also, Strata Council would like to follow up with any unit(s) with possible illegal renter(s). Strata Council would like the Strata Agent to check to see if there was a Form K filed and if the move-in fee was paid. The Strata Agent will follow up.

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

There was no previous business to review.

5. **NEW BUSINESS**

a) **Xpert Mechanical:**

Xpert Mechanical presented quotations to the Strata Council for re-piping on floors 3, 6, 7 and 9. They also provided quotes for replacement of two (2) pumps in the mezzanine level mechanical room. The Strata Council would like the quotations for the re-piping **TABLED** until a larger scope of work can be determined and until the financials are drafted and reviewed. The Strata Council has approved the replacement of the pumps contingent on a one (1) year parts and labour warranty from Xpert Mechanical.

b) **Otis Billing:**

A proposal from Otis Billing was presented to the Strata Council whereas Oldest has given an option of a 2 % - 3 % savings if the Strata Council converted to annual billing versus monthly billing. Council has decided to table the issue. The Strata Council requested replacement of the ropes in elevator 3, as well as the replacement of the board. The Council would like to know when elevator 3 will be up and running again. The Strata Agent will follow up.

c) **Treadmill – Cont'd:**

Quotations were presented for the replacement of the treadmill in the fitness room. After discussion, the Strata Agent discussed the possibility of purchasing a used treadmill from another building. The Strata Agent will forward the Strata Council information on the used treadmill before a decision is made on the purchase of a treadmill.

d) **Mediation of Strata Lot 93:**

Members of Council, the Strata Agent, and the Owner of Strata Lot 93 attended a small claims mediation hearing. The Owner of Strata Lot 93 has given the Strata Corporation Notice over the issue that a car was towed from London Place and subsequently destroyed due to the vehicle not being retrieved. After mediation it was approved by the Council to settle the matter at a cost of \$600 to the Strata Corporation. Council will pursue this issue further with Colliers and will look for reimbursement of the monies due to mismanagement of the situation.

8. **CORRESPONDENCE**

Correspondence reviewed included:

- Water issues between balconies on the 11th floor
- Laundry Use
- Rental Restrictions
- Noise issues

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.

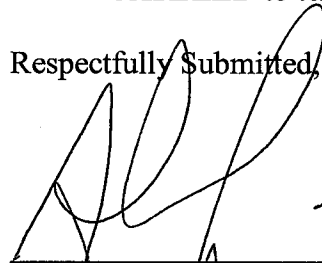
9. **NEXT MEETING**

The next meeting is a Strata Council Meeting and is scheduled for **Tuesday, July 3rd, 2012 at 6:10 p.m.**

10. **TERMINATION**

There being no further business to discuss, it was **MOVED, SECONDED, and CARRIED** to terminate the meeting at 8:20 p.m.

Respectfully Submitted,



Alvin Hui, Strata Agent
Rancho Management Services (B.C.) Ltd.
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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 London Place Residential is LMS1757, and the password is london5281. Any questions and comments can be forwarded to us by email at: pmgr@ranchogroup.com or by calling us at: (604) 684-4508.