

**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, JULY 3rd, 2012 AT 6:10 P.M.**

IN ATTENDANCE:

Tom Attwood – President/Secretary
Jeff Somerville – Vice President
Kevin Johnston – Treasurer

Jelena Antic
Deborah Berger

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

Terry Li, Senior Strata Agent
Alvin Hui, Strata Agent

REGRETS

Holly Andrews

GUESTS

Owner of Strata Lot 85
Owner of Strata Lot 74

1. CALL TO ORDER

There being a quorum present, the meeting was officially called to order at 5:51 p.m.

2. GUESTS

The Owner of Strata Lot 85 attended the meeting to discuss fines that were received regarding visitor parking. The fines were issued by the previous management company Colliers International. The Owner attended the meeting to discuss the fine and requested that it be waived. After discussion the Strata Council thanked the Owner for attending the meeting. The Owner then left the meeting.

The Owner of Strata Lot 74 attended the meeting to discuss noise issues that he was having with neighbours. 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 June 4th, 2012.

4. **FINANCIAL COMMITTEE REPORT**

a) **Financial Statements:**

Mr. Kevin Johnston reviewed the financial statements for the month of May 2012. As Mr. Johnston would like to see additional financial reports of the upcoming months before he approves the May 2012 financial statements. After discussion, it was **MOVED, SECONDED** and **TABLED** to approve the May 2012 financial statements at the next meeting.

b) **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 a few accounts were still in high arrears. The Strata Council asked the Strata Agent to follow up with options, as to whether to initiate small claims action or proceed with foreclosure with these units. Also noted, a few units will be issued lien warnings. Other units outstanding for one (1) or two (2) months will be followed up by the Strata Agent to request for payment.

5 **BUSINESS ARISING FROM PREVIOUS MEETING MINUTES**

a) **Xpert Mechanical:**

Council reviewed quotations provided by Xpert Mechanical in regards to re-piping on floors 3, 6, 7 and 9. It was **MOVED, SECONDED** and **CARRIED** to approve the re-piping of these floors with Xpert Mechanical.

b) **Otis Billing:**

The Strata Agent updated Council on the status of elevator 3, as it was still down. The Strata Agent noted that Otis has offered to repair elevator 3 given that the Strata Council sign a letter of intent to modernize elevator cabs 1, 2 and 4 in the future. Council has decided to deduct 25% of the invoices since January, as they feel that the Strata shouldn't have to pay for maintenance when an elevator is down. The Strata Agent will follow up with Otis in regards to this, and also their position to the current offer on the table.

c) **Treadmill:**

A used treadmill has been purchased by the Strata. However, there is an issue with the treadmill. The Strata Agent will follow up to see if the repair can be done under warranty. If not, the treadmill will be returned.

d) **Fire Alarm Re-Inspection:**

The fire alarm re-inspection for the units missed in the initial round have been booked for July 5th, 2012 with Elite Fire. Elite Fire will also take care of any miscellaneous deficiencies within the building.

e) **Colliers International:**

The Strata Council has resolved all outstanding concerns with the previous management company Colliers International.

6. **NEW BUSINESS**

a) **Weekend Cleaning:**

Quotations were presented to Council regarding the weekend cleaning. Council would like additional quotations for the weekend cleaning. Thus, this matter has been **TABLED**.

b) **Fitness Washrooms:**

A Council Member has requested to install shower curtains in both the washrooms, as there be a water hazard when water goes across all the floors. The Strata Agent will follow up.

7. **CORRESPONDENCE**

Correspondence reviewed included:

- No form K's
- Hose bibs on balconies
- Laundry rules
- Noise infractions

Council would also like the Strata Agent to follow up with the Owner on the 2nd floor regarding recent nuisance and disturbance.

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.

8. **NEXT MEETING**

The next meeting is a Strata Council Meeting and is scheduled for **Tuesday, August 7th, 2012 at 6:10 p.m.**

9. **TERMINATION**

There being no further business to discuss, it was **MOVED, SECONDED, and CARRIED** to terminate the meeting at 7:22 p.m.

Respectfully Submitted,



Alvin Hui, 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) 331-4274
E-mail: ahui@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 Building Staff of your absence
- Leave an emergency contact phone number
- Turn off all water supply lines in your suite (Building staff can provide you with assistance if required)
- It is advisable that you have your suite checked at least once a week.