

**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, APRIL 9, 2013 AT 6:10 P.M.**

IN ATTENDANCE

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

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

Alvin Hui, Strata Agent

REGRETS

None

1. **CALL TO ORDER**

There being a quorum present, the meeting was officially called to order at 5:42 p.m.

2. **APPROVAL OF PREVIOUS MEETING MINUTES**

After discussion, it was **MOVED, SECONDED, and CARRIED** to approve the minutes from March 4, 2013 meeting minutes, as presented.

3. **FINANCIAL COMMITTEE REPORT**

a) **Financial Statements:**

The year-end February 2013 financial statements were reviewed. It was noted that the year-end financial statements will be approved at the upcoming Annual General Meeting.

b) **Arrears:**

The Strata Council reviewed the arrears for the month and advised the Strata Agent on all the steps that need to be taken. It was noted that some units were in arrears of their strata fees. Council instructed the Strata Agent to impose a 10% interest fee on those units with outstanding arrears as well as a \$50 fine to those units in with 2 months or more outstanding.

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

a) **Elevators:**

It was noted that Council had sent Otis Elevators a letter of possible termination in the event that another elevator company is selected for the modernization. Otis Elevators has responded stating that the management contract will stay in place even if another company conducts the elevator modernization. Council would like the Strata Agent to follow up with Otis in order to state that the maintenance contract does indeed allow the Strata Corporation to terminate the current service agreement with Otis in the event that another company is selected to conduct the elevator modernization.

b) **Window Cleaning:**

The Strata Council has requested the Strata Agent to obtain additional quotations for exterior building and window cleaning.

c) **Water Damage to Strata Lots 103 and 104:**

The repairs have been completed.

5. **NEW BUSINESS**

a) **Front Entrance Awning:**

It was noted that the Strata Council would like a quotation on the cleaning and/or replacement of the front entrance awning. The Strata Agent will follow up.

6. **CORRESPONDENCE**

Strata Council reviewed all correspondence received including bike racks, issues of harassment, building maintenance issues and pet infractions. It was **MOVED**, **SECONDED**, and **CARRIED** to instruct the Strata Agent to issue warnings and fines as per the discussion at the meeting as per Section 135 of the *Strata Property Act*. Letters to be sent out are the following:

- Strata lot 104 regarding building maintenance
- Strata lot 109 issue a warning regarding the pet bylaw infraction
- Strata lot 112 issue a warning and advise they need to control aggression of dogs
- Strata lot 40 issue a reply to pet incident

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 6th Floor - 1190 Hornby Street, Vancouver, B.C., V6Z 2K5, or by Fax to 684-1956 or by email to ahui@ranchogroup.com.

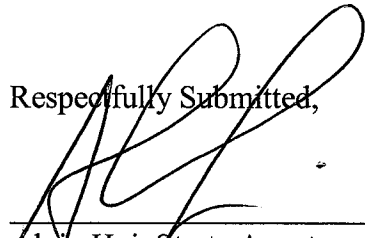
7. **NEXT MEETING**

The next meeting is a Strata Council Meeting and is scheduled for **Monday, April 29, 2013 at 6:10 p.m.** The Annual General Meeting has been tentatively scheduled for **Wednesday, May 22, 2013 at 7:00 p.m.**

8. **TERMINATION**

There being no further business to discuss, it was **MOVED, SECONDED, and CARRIED** to terminate the meeting at 7:13 p.m.

Respectfully Submitted,



Alvin Hui, Strata Agent
Rancho Management Services (B.C.) Ltd.
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Direct Line: (604) 331-4274
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INSURANCE

Please be reminded that the Strata's policy only covers the original fixtures installed in the Strata lot by the Developer (i.e. hardwood floors installed by the Developers are covered by the Strata's insurance policy, but hardwood floors installed by an Owner after the time of purchase are not covered by the Strata's insurance policy). As per the Act, Owners are required to have insurance for their contents, improvements and betterments, liability, and insurance deductible. Owners should consult an insurance agent to ensure that they have proper coverage.