

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

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**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, OCTOBER 1, 2013 AT 6:10 P.M.**

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**IN ATTENDANCE**

Tom Attwood – President/Secretary  
Holly Andrews – Vice President  
Kevin Johnston – Treasurer  
Jeff Somerville  
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 6:18 p.m.

2. **APPROVAL OF PREVIOUS MEETING MINUTES**

After discussion, it was **MOVED, SECONDED, and CARRIED** to approve the minutes from September 3, 2013 meeting minutes, as presented.

3. **FINANCIAL COMMITTEE REPORT**

a) **Financial Statements:**

The Strata Council Treasure, Mr. Kevin Johnston would like to further review the financial statements for the period ending August, 2013. Thus, the financial statements for August, 2013 were **TABLED**.

b) **Arrears:**

The Strata Council reviewed the arrears for the Residential Section. The Strata advised that the Strata Agent on steps for follow up.

c) **Move In/Out:**

The Strata Council reviewed the move in and out's for the month. It was noted that there were none.

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

a) **Elevators:**

The issue with the emergency mode for the elevators is still outstanding. The Strata Agent will follow up with the elevator company to have this rectified.

4. **BUSINESS ARISING FROM PREVIOUS MEETING MINUTES – CONT'D**

- b) **Awning Quotation:**  
This issue is still **TABLED**.
- c) **Hydro Flushing:**  
This item is still **TABLED**.
- d) **Brass Refinishing:**  
This item is still **TABLED**.
- e) **Fire Alarm Monitoring:**  
This item is still **TABLED**.

5. **NEW BUSINESS**

- a) **Pest Control:**  
It was noted that a unit had a complaint about ants in their unit. It was noted that the Strata Agent had obtained a quotation for treatment of the ants. Strata Council would like further information to see if the issue is a building wide problem.
- b) **Penthouse 4:**  
It was noted that this unit had a water ingress issue and that the repairs are not covered under the Strata's insurance policy. Thus, additional quotations are being obtained for the repair of this unit and the balcony exterior.

6. **CORRESPONDENCE**

Correspondence included a fine letter to strata lot 58.

Strata Council reviewed all correspondence received such as amenity and rooftop access times, illegal renting and pet bylaws. 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*.

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 6<sup>th</sup> Floor - 1190 Hornby Street, Vancouver, B.C., V6Z 2K5, or by Fax to 684-1956 or by email to [ahui@ranchogroup.com](mailto:ahui@ranchogroup.com).

7. **NEXT MEETING**

The **Information Session** has been scheduled for **Tuesday, October 8, 2013 at 6:10 p.m.** The next **Strata Council Meeting** has been scheduled for **Tuesday, November 5, 2013 at 6:10 p.m.**

8. **TERMINATION**

There being no further business to discuss, it was **MOVED, SECONDED**, and **CARRIED** to terminate the meeting at 7:08 p.m.

Respectfully Submitted,



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Alvin Hui, Strata Agent  
Rancho Management Services (B.C.) Ltd.  
6<sup>th</sup> Floor-1190 Hornby Street, Vancouver, BC, V6Z 2K5  
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Direct Line: (604) 331-4274  
E-mail: [ahui@ranchogroup.com](mailto:ahui@ranchogroup.com)

## SECURITY

For the security of everyone, residents are reminded to **NOT** let strangers into the building. This helps to prevent vandalism and helps keep the building security at its highest level.