

**MINUTES
OF THE COUNCIL MEETING
THE OWNERS STRATA PLAN BCS 552
GALLERY**

Held on Tuesday, August 12, 2008 at 6:00 p.m.
Within the Meeting Room
1010 Richards Street, Vancouver, B.C.

COUNCIL IN ATTENDANCE:	Tammy Sharp	President
	Sara Ahadi	Treasurer
	Kevin Simmonds	Secretary

SENIOR PROPERTY MANAGER:	Fern Barker	Crosby Property Management Ltd.
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The meeting was called to order at 6:00 p.m. by the Property Manager.

APPROVAL OF COUNCIL MEETING MINUTES

It was moved/seconded to approve the Minutes of the Council Meeting held June 17, 2008 as previously distributed. CARRIED

APPROVAL OF FINANCIAL STATEMENTS

It was moved/seconded to approve the February, March, April, May and June 2008 financial statements. CARRIED.

REPORT ON UNAPPROVED EXPENDITURES

There are no unapproved expenditures to report. The Strata Property Act requires that all owners be notified as soon as possible of unanticipated expenditures.

REPORT ON LITIGATION

To the best of our knowledge there is no litigation to report. The Strata Property Act requires that all owners be notified as soon as possible of any legal action that the Strata Corporation is part of.

RESIDENT MANAGER REPORTS

There was no report.

BUSINESS ARISING FROM PREVIOUS MINUTES

1) **The following work completed:**

Window coverings in library, signs on gates, graffiti removed from outside bin, gum removal pressure washed and scraped (will need doing every few months), carpet repairs, visitor parking entrance floor painting (contractor noted that some residents tore off the tape and walked on the freshly painted floors), elevator floor re-grouted.

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- 2) **Flashing** - Flashing on 2nd floor back laneway is on order.
- 3) **Web Site** – Thanks to Kevin for setting up the new Gallery web site. Please visit www.1010richards.ca for minutes, rules and bylaws.
- 4) **Warranty Work** - The developer has confirmed that all roof repairs are completed, however there has been no follow-up to the leak in the stairwell.
- 5) **Landscaping** - Plantings are being monitored during the 1 year warranty period. As the shrubs on the Nelson side don't seem to be covered by the existing irrigation, it was agreed to look into heads that swivel to provide coverage. Water restrictions have been in place by the City since May.
- 6) **Simson Maxwell** - The Property Manager confirmed that it is not necessary to do full load tests on the generator four times per year and thus, it was agreed to remain with twice per year as per the current contract.
- 7) **Pest Control** - The Gallery has been set up with Care Pest Control to control and monitor any issues that may arise.
- 8) **Boiler Upgrade** - We are awaiting a reply to our letter sent to the BC Safety Authority, disputing the requirement for upgrading the boiler system.
- 9) **Recycling Signs** – New signs on order.
- 10) **Stopping at Gate** - Council noted that some residents and visitors are still not stopping at the gates. Please stop to keep our homes and property secure.

CORRESPONDENCE

Correspondence dealt with the regular moves, moving fees and other miscellaneous items.

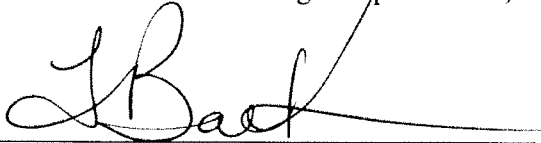
NEW BUSINESS

- 1) **LEED** - The general ideas of environmental impact & efficiencies, offered by Leed Certification, were discussed at length. It was agreed that in order to keep our building current and responsible, any viable, cost effective and energy saving ideas that could be investigated, would be. The cost & benefits of a water filtration system will be investigated, and if the solution seems relevant for the Gallery, findings will be presented at the AGM for owner input.
- 2) **Latham's** - The Property Manager will ask about pricing on two of the quotations. Approval was given to proceed with other necessary repairs.
- 3) **Resident Manager Vacation** - The Resident Manager may be taking vacation in September. Dates to be confirmed.
- 4) **Fall BBQ** - Due to the low turnout at the last few functions, it was agreed to not hold the fall BBQ this year.

There being no further business the meeting was adjourned at 7:45 pm.

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The next scheduled meeting is September 23, 2008.



Fern Barker, Senior Property Manager
CROSBY PROPERTY MANAGEMENT LTD.
General Office # (604) 683-8900 (24 Hours), www.crosbypm.com

**Owners are reminded that minutes are available on the website.
www.1010richards.ca**

Please keep a copy of these minutes for future reference. They will be required at the time of sale and a charge, as per the Strata Property Act, will be assessed for replacement copies.
