

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

Held on Thursday, February 26, 2009 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
PROPERTY MANAGER:	Anca Ciobanu	Crosby Property Management Ltd.

The meeting was called to order at 6:00 p.m. by Anca Ciobanu, Property Manager.

GUEST BUSINESS

The Strata Council welcomed an owner who had requested the hearing to dispute an invoice charged back to his account. After presenting his complaint, the owner left the meeting with an acceptable resolution.

Telus Mobility – Rooftop Telecommunication Facilities

The Strata Council welcomed Annette Richards of Telus Mobility who attended the meeting. She explained that Telus Mobility has an interest in locating rooftop telecommunication facilities at The Gallery. She brought to the Council's attention the potential advantages of this type of installation. The proposal was discussed at length and it was agreed that it will be presented for vote at the upcoming Annual General Meeting.

APPROVAL OF COUNCIL MEETING MINUTES

It was moved/seconded to approve the Minutes of the Council Meeting held January 22, 2009 as previously distributed.
CARRIED.

APPROVAL OF FINANCIAL STATEMENTS

There are no financial statements to be approved.

REPORT ON UNAPPROVED EXPENDITURES

There are no unapproved expenditures to report.

REPORT ON LITIGATION

To the best of our knowledge there is no litigation to report.

RESIDENT MANAGER REPORTS

There was nothing new reported by the Resident Manager.

BUSINESS ARISING FROM PREVIOUS MINUTES

Building Maintenance

The following work has been completed:

- Repainted the trash compactor – Completed.
- Patched and repainted the meeting room – Completed.

Annual Fire Inspection

Each year the Strata Corporation arranges for the testing of the building's fire safety equipment. This includes the testing of in-suite fire safety devices and this is a yearly requirement of the City.

Following the first inspection conducted on January 6 and 7, 2009, it was noted that there are 39 units that did not provide access for inspection of the in-suite fire equipment. The Property Manager has been asked to make arrangements for a second visit.

The Council kindly asks the owners to make all needed arrangements to provide access to their unit during the second visit. If access is not provided, they will be requested to **complete the inspection and all repairs on their own**. Failure to do so may result in fines being levied against their strata lot since this is a serious safety concern.

Important Reminder!

Any owner that does not provide access for in-suite testing may be held liable for negligence, should a fire start in their unit. All ensuing expenses may then be charged to this owner.

Dryer vent cleaning

The Strata Council reviewed the quotes provided by the Property Manager and has approved the quote provided by Power Vac Services to undertake the dryer ventilation system cleaning. The exterior cleaning is anticipated to be done on March 16, 17, 18, 19, and 20, 2009. A separate notice with the exact dates and times of the interior dryer vent cleaning is attached to the minutes.

CORRESPONDENCE

The Strata Council reviewed several items of correspondence sent out and/or received to the date of the meeting, in regards to Bylaw infractions and other miscellaneous requests. Appropriate letters have been sent.

Owners are advised that reports have been received with respect to excessive noise emanating from various strata lots within the Strata Corporation. As owners can appreciate, noise can easily be transferred both above and below units and also adjacent to units causing quite a disturbance to your fellow owners.

Such things as loud stereos, the dragging of chairs across floors, running, jumping and banging cupboards are only a few of the noise concerns which undoubtedly interfere with another owners' quiet enjoyment. Also please refrain from using appliances such as washers, dryers, dishwashers and/or any other device that can cause unreasonable noise prior to 8:00 am and after 10:00 pm.

Owners are kindly asked to ensure that at all times they take the appropriate precautions to limit the above as much as possible.

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NEW BUSINESS

Mechanical Maintenance – Latham’s Quote

The quote provided by Latham’s for the replacement of a cold water pump has been approved by Council.

Pigeon Problem

Residents should be aware that the Strata Council has had to contact a pest control company in an effort to discourage pigeons from roosting on the rooftops and balconies. The acid in pigeon droppings is extremely corrosive to building materials, and can lead to numerous amounts of problems: air conditioner unit replacement, roof corrosion, window cleaning, power washing, painting etc. Pigeons are also a definite health hazard. They can carry all types of bugs that will feed off of pets and humans.

Council requests that residents do NOT feed the birds, have bird feeders, or encourage the birds in any way onto the building. Please clean any droppings on your balcony immediately to avoid corrosion.

Failure to address this problem quickly will result in unnecessary additional expenditures being incurred by the Strata Corporation. All owners’ cooperation in this regard and the acceptance of these requests is appreciated.

Parkade Degreasing & Common Area Pressure Washing

This work is scheduled again for March/early April 2009.

Window Cleaning

The quotation was received and approved and the work will be scheduled for April 2009.

Amenity Room - New Rule

Due to several complaints regarding the improper use of the Amenity Room, the Strata Council has approved a new rule. It was moved/seconded to create a new rule #26 which reads:

“No liquor and/or alcohol or food are allowed in the Amenity Room at any time”.

Amenity Room – Rule # 13 - Amendment

Rule #13 which reads:

13. It has been recommended that the Strata charge a non-refundable user fee for the booking of the Amenity Room for private parties. It was stated that when large parties are held in the common areas this creates the greatest wear and tear on the floors and furniture.

To help offset some of the expenses relating to having the floors refinished and the furniture professionally cleaned the strata council has approved a non-refundable charge of **\$25.00** for a user fee for private bookings of the Amenity Room.

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Was repealed and replaced with:

13. It has been recommended that the Strata charge a non-refundable user fee for the booking of the Amenity Room for private parties. It was stated that when large parties are held in the common areas this creates the greatest wear and tear on the floors and furniture.

To help offset some of the expenses relating to having the floors refinished and the furniture professionally cleaned the Strata Council has approved a non-refundable charge of \$50.00 for a user fee for private bookings of the Amenity Room.

Proposed Budget for 2009-2010 Fiscal Year

The Property Manager provided the Strata Council with documentation with respect to the upcoming fiscal year's Operating Budget. The Strata Council reviewed the proposed Operating Budget. All owners will receive a copy of the proposed 2009 operating budgets with the Notice of Annual General Meeting.

Owners are kindly asked to ensure that they review the Operating Budget and the Annual General Meeting Notice in detail in order to keep the meeting on time.

2009 Annual General Meeting

The Annual General Meeting for Gallery is tentatively scheduled for Thursday, April 9, 2009, beginning at 6:30 p.m. within the meeting room at 1010 Richards Street, Vancouver, B.C. (with registration commencing at 6:00 p.m.). A separate Annual General Meeting Notice containing all details will be sent out prior to the meeting to all owners.

Owners are encouraged to attend the Annual General Meeting in order to ensure a quorum is achieved and so that they may offer their input on the dealings of the Strata Corporation.

There being no further business, it was moved/seconded to adjourn the meeting at 8:45 p.m. The next meeting is the Annual General Meeting and is scheduled for Thursday, April 9, 2009, within the meeting room at 1010 Richards Street, Vancouver, B.C.



Anca Ciobanu
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.



Unit 488, 7231 - 120th Street
Delta BC V4C 6P5

ATTENTION RESIDENTS OF BCS 552 – THE GALLERY

PLEASE BE ADVISED THAT **POWER VAC** WILL BE ON SITE AT THE ABOVE MENTIONED LOCATION COMPLETING THE EXTERIOR DRYER VENTILATION CLEANING FROM MARCH 16TH – MARCH 20TH, 2009

FOR THOSE RESIDENTS THAT HAVE SIGNED UP FOR INSUITE CLEANING
PLEASE SEE SCHEDULE BELOW,

TUESDAY MARCH 17TH, 2009

2402
2304
2303
2206
2204
2109
2107
2102
2006
2001
1707
1703
1605
1604
1508
1504
1502

WEDNESDAY MARCH 18TH, 2009

1406
1209
1201
1109
1103
1003
903
902
807
803
802
708
704
506
505
502
301

**Please be advised that cleaning will start each day at the top and work down.
Access to suites is required.**