

MINUTES OF THE ANNUAL GENERAL MEETING OF THE OWNERS, STRATA PLAN NW-90, MONTECITO 2000, PHASE II, HELD ON THURSDAY, FEBRUARY 19, 2009, AT 7:00 PM IN THE CABANA, CORONADO DRIVE, BURNABY, BC

CALL TO ORDER:

The meeting was called to order by the Strata Council Vice President, Mr. Ray Zimmerman, at 7:35 pm.

CALLING OF THE ROLL AND CERTIFICATION OF PROXIES:

Mr. Allan Grandy, Strata Manager, advised that subsequent to the calling of the roll and certification of proxies it had been determined that there were 71 eligible voting members. Quorum consisted of 1/3 of those eligible to vote, or 24 voting members. There were currently 12 owners present in person, 3 represented by proxy, for a total of 15 voting members.

While the meeting had not achieved the required numbers to constitute a quorum, as per the bylaws of the Strata Corporation, the meeting waits 30 minutes from its scheduled start time, adjourns and then reconvenes with those owners being present in person and represented by proxy deemed to be a quorum. The meeting is therefore quorated and competent to proceed with the business at hand.

FILING OF PROOF OF NOTICE OF MEETING:

The Strata Manager read into the record the notice distributed to all registered strata lot owners in accordance with the requirements of the Strata Property Act and the Bylaws of the Strata Corporation, stating the date, time, place and purpose of the meeting.

MINUTES OF THE MEETING OF APRIL 9, 2008:

It was

MOVED & SECONDED:

That the minutes of the meeting of April 9, 2008 be adopted as distributed.

MOTION CARRIED UNANIMOUSLY

BUSINESS ARISING FROM THE MINUTES:

There was no business arising from the minutes.

STRATA COUNCIL REPORT:

The President's report is attached hereto and forms part of the record of the meeting.

FINANCE REPORT:

An owner then commented that the Strata Manager had informed him that he owes money to the Strata Corporation for one month's strata fee payment that had not been paid to the Strata Corporation. The owner advised that he had spoken to his bank who had told him that there was no problem with his account.

The Strata Manager advised that he would not speak to an owner about his account in a public forum, as this would be considered a private and confidential issue. The owner continued that he would have expected a phone call to advise of his arrears. The owner was advised that he had been sent letters for more than one year concerning the arrears.

**DRAFT
FOR DISCUSSION**

The Strata Manager then introduced the proposed operating budget reviewing it with members in attendance. The Strata Manager reviewed the various changes as affected for the proposed 2009 operating budget as compared to that for 2008.

It was noted that as Strata Plan NW 86 had decided to cease utilizing the services of Gary Olsen as a security grounds patrol officer and had gone in a different direction, that the Strata Corporation, NW 90, had issued notice of termination to Mr. Olsen as it would not be financially feasible for the Strata Corporation to absorb the total cost for maintaining security service in its current format. Mr. Olsen's last day of service to the Strata Corporation will be March 31, 2009.

The proposed operating budget has been amended to reflect this change.

It has also been noted that NW 86 has advised of a significant increase for the funding requirements of the swimming pool and cabana facility. The extra funds have been requested to allow for interior repairs to the cabana such as to the floor of the cabana change rooms, and dealing with a water leak for the plumbing system for the pool. As well, the accumulating of funds to allow for the replacement of the cabana roof is included. The proposed operating budget has been amended to reflect the same.

The proposed operating budget calls for no change in the monthly strata fees as paid by strata lot owners and the special levy required to fund the contingency fund and allow for Capital Plan repairs has been lowered modestly to reflect changes in the Capital Plan funding requirements.

An owner then commented that the RCMP have advised the Block Watch Program that the presence of security patrols is not all that effective and that a greater enhancement to security can be made by cutting back of large shrubs and enhancing lighting.

The Block Watch Program wished to remind all owners of the importance of calling the RCMP immediately if any suspicious individuals are seen on site.

After further discussion of the proposed operating budget, it was

MOVED AND SECONDED:

That:

WHEREAS The Strata Property Act sets out the required information to be submitted with the proposed budget; and

WHEREAS The Strata Property Act requires the Strata Corporation to report on the contingency reserve funds, operating expenses and unapproved expenses; and

WHEREAS The Strata Property Act establishes the approval process for the various components of the budget for the coming fiscal year;

BE IT THEREFORE RESOLVED THAT:

⇒ The Owners, Strata Plan NW 90, hereby authorize a 2009 reserve contribution in the amount of \$144,642.00, including the capital levy of \$102,000.00 to enhance funding of the contingency reserve fund. Each owner's share of the special levy is due and payable by the owners of record as at February 19, 2009 in twelve (12) equal installments of \$113.33

commencing on May 1, 2009 and ending April 1, 2010. (refer to Section 93 of the Strata Property Act)

- ⇒ The Owners, Strata Plan NW 90, hereby authorize a transfer from reserves in the 2009 fiscal year in the amount of \$116,400.00 to fund repairs as per the January 2009 Capital Plan. (refer to Section 96 of the Strata Property Act)
- ⇒ The Owners, Strata Plan NW 90, hereby authorize operating expenses in the amount of \$268,908.00. (refer to Section 103 (1) of the Strata Property Act)

Question was called and the motion was

CARRIED UNANIMOUSLY

GOVERNANCE:

Bylaw Amendment - Indemnity Agreement Schedule (¾ Resolution)

The Strata Manager introduced the proposed ¾ resolution calling for the amending of the bylaws to add to the schedule of Indemnity Agreements those Indemnity Agreements completed between owners and the Strata Corporation during the past year. After a brief discussion, it was

MOVED AND SECONDED:

That:

WHEREAS the Bylaws of the Strata Corporation provide for the manner and conditions whereby owners may alter common property or the strata lot; and

WHEREAS said bylaws require that the owners accept responsibility for the expenses incurred in the maintenance of the common property and/or the strata lot, in accordance with Section 72 (3) of the Strata Property Act, and bylaw 6 (3) of the Strata Corporation; and

WHEREAS The Owners and Strata Council have executed the Indemnity Agreement related to said alterations;

BE IT THEREFORE RESOLVED THAT The Owners, Strata Plan NW 90, hereby ratify the approval of said alterations to the strata lot and/or common property by the owners of strata lots 39, 40, 41, 46, and 52; and

BE IT FURTHER RESOLVED THAT bylaw 6 (3) of the Strata Corporation's bylaws be amended to reflect the execution of an Indemnity Agreement related to modifications to the strata lot and/or common property as between the owners of strata lots 39, 40, 41, 46, and 52 and the Strata Corporation.

Question was called and the motion was

CARRIED UNANIMOUSLY

INSURANCE POLICY RATIFICATION:

The Strata Manager then introduced the ¾ resolution to ratify the insurance policy. The Strata Manager reviewed with owners in attendance the various inclusions and provisions of the insurance policy, including the existing deductibles that apply for various types of losses.

The Strata Manager stressed that it is each owner's individual responsibility to ensure that they have and maintain adequate personal homeowner's insurance coverage. The Strata Corporation does not provide coverage for personal belongings, betterments or improvements, as these items are the responsibility of strata lot owners to insure.

Owners are as well reminded that they should ensure that their insurance policy provides indemnification in the event that the Strata Corporation charges back costs or a deductible from an insurable loss in the event that the loss originates from internal to the owner's strata lot.

Owners are reminded that washing machine taps should be turned off when the washing machine is not in use and that washing machine hoses should be replaced at the first sign of cracking or bulging. The use of stainless steel braided washing machine lines is recommended, as is the case for using the same product for toilet tank filler lines.

It was then

MOVED AND SECONDED:

That:

WHEREAS the Strata Corporation currently insures considerable assets over which it has an insurable interest but no beneficial ownership; and

WHEREAS the Strata Corporation is required in its mandate to deal with matters affecting not only the common property, common facilities and common assets, but also those fixtures built or installed by the owner/developer as part of the original construction; and

WHEREAS the Strata Council is recommending that the Strata Corporation approve the property insurance policy and related risks in accordance with the Certificate of Insurance attached to the notice of meeting, which sets out the current level of insurance coverage;

BE IT THEREFORE RESOLVED THAT The Owners, Strata Plan NW 90, hereby approve the insurance policy and the terms as set out in the Insurance Certificate dated December 29, 2008, setting out the coverages for the benefit of The Owners, Strata Plan NW 90, in accordance with Section 149 of the Strata Property Act and related regulations.

Questions was called and the motion was

CARRIED UNANIMOUSLY

ELECTION OF THE 2009 STRATA COUNCIL:

It was noted that at this time the current Strata Council retires and it is the owners' responsibility to elect a minimum of three to a maximum of seven owners to represent them as the Strata Council until the next Annual General Meeting. The following owners were duly nominated:

⇒ Monte Chan	7309
⇒ Patti Jukes	7330
⇒ Ray Zimmerman	7370
⇒ Joanne Little	7341
⇒ Chris Albright	7307
⇒ Tara Sutherland	7366

There being no further nominations, it was

MOVED & SECONDED:

That nominations be closed.

MOTION CARRIED UNANIMOUSLY

The above-noted owners were declared elected to the 2009 Strata Council by acclamation.

OTHER BUSINESS:

Dogs

It was noted that dog droppings continue to be a problem. Concerns continue to be expressed regarding pet owners who allow their pet dogs to run freely off leash on the common property. Some discussion took place regarding possible future bylaw amendments, which would prohibit residents from tethering or chaining their pets up on the courtyard area.

After further discussion, this matter was deferred to the Council for further consideration.

ADJOURNMENT:

There being no further business, the meeting adjourned at 8:45 pm.

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/eb

Strata AGM 2009

President's Address

Good evening folks:

My apology for not being here this evening.

Year 2008 had been an interesting year. No one could anticipate how the world would change in the last half of the year. Nevertheless, I don't think it affected the financial decisions made in March. We pulled through more or less. Allan will elaborate during the budget presentation. Council decided to be conservative in spending in 2008, hoping that perhaps roofing cost will drop in 2009. This may indeed happen and money saved for the strata and you. This July, we also saw Councilor Joanne's effort in bringing back "Block Watch". Many people had a good time at the Block Watch launch HotDog day. We are hoping to make it an annual event as it is a great opportunity to meet your neighbours.

Block Watch works best if WE all get involved so when new information arrives at your door, please take a good look and help out to promote the program. It IS by participation from as many people as possible that makes Block Watch go and our strata is shaped very well for everyone to help out by keeping their eyes out for trouble.

On the topic of getting involved, it will also help lower the cost of running the strata if everyone make sensible decisions around their properties. Little things like turning off water taps that are exposed to the cold weather, reporting issues when they are minor and less expensive to repair, watering the common property plants in dry weather. We all own an equitable piece of the common area, let's take pride in looking after it. It will enhance its grandeur and deep more coins in our wallet.

In order to save \$600 of your strata dollars on an unnecessary expense, I decided to clean out the drains in my courtyard, 6 of which were plugged by gravel stuffed by little hands. If the supervising adults would have put a stop to it, it would have saved either the \$600 or me spending 6 dirty hours cutting the pipes, pulling out the gravel and small toys and draining the pipes.

Everything we do, we fix, we replace come at a cost. It's from your strata fees and special levies. If we all do our part to minimize expenses, it will keep more money in your wallet.

We have lost our Security patrol due to changes by Coronado on handling security. I never did get a chance to do a comparative study to present to you on the benefits or lack of security patrol. This will make doing our share with Block Watch even more important. Having a nice secure environment is priceless – and saves money!

The council delayed several re-roofing projects due to high cost and hoped that the hint of lesser cost in 2009 stands true. Time will tell. Me and my neighbours in our 'block' may soon breath a sigh of relief when dryer weather returns. We all did our share of water spotting during the heavy snow around Christmas.

Over the years, councils had stayed on course to maintain a healthy contingency fund. A healthy reserve will mean less chance of sudden high special levies when unexpected expenditure occurs and they are there for the many costly maintenance projects such as re-roofing and courtyard sealing. This

trend is a bonus for potential buyers into this strata.

I would like to THANK Yvette, our treasurer in her efforts in fine combing the financial statements this year. She was thorough and was always prepared in the council meetings. As her family had now moved back east, any volunteers in taking over the treasurer's job?

Also, special THANKS goes to Joanne Little in re-instating Block Watch. Hope to see you all in the next Block Watch summer bash.

It is important to have a good group of volunteers in council who actively participates. We had a good one last year. Thank you, councilors.

Cheers,

Monte Chan

