

MINUTES OF THE SPECIAL GENERAL MEETING OF THE OWNERS, STRATA PLAN NW-90, MONTECITO 2000, PHASE II, HELD ON WEDNESDAY, APRIL 9, 2008, AT 7:00 PM IN THE CABANA, CORONADO DRIVE, BURNABY, BC

CALL TO ORDER:

The meeting was called to order by the Strata Council President, Mr. Monte Chan, at 7:02 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 14 owners present in person, 10 represented by proxy, for a total of 24 voting members. The meeting was 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 which was 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 FEBRUARY 27, 2008:

It was

MOVED & SECONDED:

That the minutes of the meeting of February 27, 2008 be adopted as distributed.

MOTION CARRIED

BUSINESS ARISING FROM THE MINUTES:

There was no business arising from the minutes.

STRATA COUNCIL REPORT:

On behalf of the Strata Council, the President addressed the owners. It was noted that the Strata Council had met and approved the modified draft of the budget being presented for the owners' consideration at the meeting. Mr. Chan further noted that at this time two roofs were in the process of being replaced.

With regards to security, it was noted that this is an extremely sensitive issue and that it is very hard for owners to quantify the benefits derived from the presence of security staff. After discussions at the most recent Strata Council meeting, it is the belief of the Strata Council that the security services should be maintained through 2008, and that a committee be struck to review the costs and benefits of security services. It was suggested that four owners participate on the committee, which would ultimately report back to the Strata Council and then in turn to the ownership at the next Annual General Meeting. Based upon the findings and recommendations of the committee the owners could perhaps make a decision on whether or not security services should be continued, with a clear picture in their minds of all factors involved. Any volunteers willing to serve on such a committee were requested to contact the Strata Council.

The President noted that former Council member Max Jacobsen had captained the Block Watch program for many years. It is now necessary to find a volunteer to assume the captaincy of this program to keep it going.

Mr. Chan lastly commented on possible events which may be held by the Strata Council to enhance community spirit and communications.

GOVERNANCE:

Bylaw Amendment – Balcony/Patio Storage (¾ Resolution)

The Strata Manager introduced the ¾ resolution calling for an amendment to the bylaws of the Strata Corporation, which would enable residents to store bicycles and/or tricycles on patios or balconies. A review of the past history of this particular bylaw was then provided, and it was noted that the current bylaw prohibiting the storage of bicycles or tricycles on patios or balconies had been in effect for a considerable period of time.

The owners discussed possible appearance issues arising from allowing or not allowing bicycles and tricycles to be stored on patios and balconies, and also issues surrounding the lack of adequate storage space for such items within the strata lot. It was then

MOVED AND SECONDED:

That:

WHEREAS the Strata Council recommends that the ownership consider a change to bylaw 5 (6) to permit the storage of bicycles and tricycles on patios and balconies; and

WHEREAS the Strata Property Act establishes the manner by which a Strata Corporation may amend its bylaws;

BE IT THEREFORE RESOLVED THAT the Owners, Strata Plan NW 90, do hereby approve the amending of bylaw 5 (6) to read as follows:

“The placing of items on patios and balconies shall be limited to hanging baskets, free standing self-contained planter boxes, summer furniture and accessories, barbecues (fueled by natural gas, propane gas or electricity only), and bicycles and tricycles. Owners wishing to install plant material on their balconies may do so, subject to such material being contained to the inside of the balcony enclosure. Any damage, other than normal wear and tear, to patios or balconies caused by items placed by an Owner shall be repaired at the expense of the Owner of the Strata Lot. Gas barbecues stored indoors, including garages, must have the propane tanks removed and stored separately away from the unit, on the deck or the patio. No water hoses or excessive watering plants from upper balcony to interfere with patio below. “

BE IT FURTHER RESOLVED THAT the Strata Council be authorized to complete and execute any and all documentation to register the change in bylaw 5 (6) with the appropriate Land Title Office.

A secret ballot was then held, after which it was determined that 16 owners had voted in favour, and 8 owners had voted against the resolution. As the resolution had not achieved the required ¾ ratio for approval, the motion was declared

DEFEATED

It was then

MOVED AND SECONDED:

That the ballots be destroyed.

MOTION CARRIED

2008 OPERATING BUDGET:

The Strata Manager introduced the proposed majority resolution concerning the approval of the operating budget for the 2008 fiscal year. It was noted that as per discussions held at the previous Annual General Meeting, and the two budgets considered at that time, the focus of the owners' discussion was on whether or not security services should be included. The proposed operating budget, while including provisions for security services, can be amended by a majority vote to delete security services. In this format, the voting members in attendance at the meeting, by way of a simple majority, can vote to either retain or discontinue security services as they deem appropriate.

In response to an owner's query it was noted that no other changes had been made to the proposed operating budget. The only issues discussed pertaining to the operating budget at the Annual General Meeting related to security.

Comments made by owners during the course of discussion included the following:

- ⇒ the area in which the Strata Corporation is located is a high crime area and the presence of security is a benefit;
- ⇒ can the Strata Corporation afford to maintain security services given all other rising costs being faced?;
- ⇒ what changes or alterations can be made to the security system or services which might be of benefit to the Strata Corporation?;
- ⇒ what issues or problems (noise, presence of thieves, etc.) do the security staff face?

It was noted that security services are currently available five days per week, and that residents can contact security by telephoning the Strataco Management Ltd. office at 604-294-4141 after hours and asking that a message be left for security.

It was then

MOVED AND SECONDED:

That:

WHEREAS the Strata Council has recommended adoption of the 2008 operating budget; and

WHEREAS the Strata Property Act of British Columbia establishes the manner by which a Strata Corporation may adopt its operating budget for a fiscal year;

BE IT THEREFORE RESOLVED THAT the Owners, Strata Plan NW 90, do hereby adopt the proposed operating budget for the 2008 fiscal year as recommended by the Strata Council. The ownership approves in doing so the following:

1. Total operating expenses of \$151,894.00.

of \$117.78 commencing May 1, 2008 and ending April 1, 2009. The special levy shall be due and payable by all owners of record as at April 9, 2008.

Question was called and the motion was

CARRIED (23 in favour, 1 opposed)

OTHER BUSINESS:

Security Committee

A member of Council reminded the owners that they can sign up to participate on the Security Committee.

Block Watch

With regards to the Block Watch program, an owner came forward and indicated her interest in serving as the Block Watch Committee Captain.

Roof Ponding

A member of Council noted that some investigation was being done with regards to the possible use of a small submersible pump, powered by a solar system, to pump excess water from those roofs which are not sloped to drain.

ADJOURNMENT:

There being no further business, the meeting adjourned at 8:24 pm.

STRATACO MANAGEMENT LTD.

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Real estate regulations require a vendor to provide purchasers with copies of minutes. Please retain these minutes as there will be a charge to the owner for replacement copies.

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