

November 17, 2009

PLEASE BRING THIS NOTICE TO THE MEETING!

AGENDA

**NOTICE OF ANNUAL GENERAL MEETING
STRATA CORPORATION NW 58
"SIMON FRASER VILLAGE"**

NOTICE: The Annual General Meeting of the Owners, Strata Plan NW 58, will be held on Monday December 7th, 2009 at "The Village Daycare", 3290 Ganymede Drive, Burnaby, BC

(Registration to commence at 6:30 PM)

PURPOSE OF MEETING:

1. To Discuss / Vote on the 2010 Operating Budget;
2. To Elect a Council for 2009/2010.

PROPOSED 2010 OPERATING BUDGET:

The proposed 2010 Operating Budget reflects no increase in maintenance fees. The budget does, however, reflect reallocation of funds to different categories in order that water main/drain work can continue to be undertaken, as well as improvements to the gutters at the complex. A significant amount of money has been allocated to these areas, as well as landscaping and tree maintenance categories.

VOTING:

- 32.1 Except on matters requiring a unanimous vote, the vote for a strata lot may not be exercised if the strata corporation is entitled to register a lien against that strata lot under section 116(1) of the Act.
- 32.2 Except on matters requiring a unanimous vote, the vote for a strata lot may not be exercised if there are amounts owing to the strata corporation charged against the strata lot in respect of administration fees, bank charges, fines, penalties, interest or the costs, including the legal costs, of remedying a contravention of the bylaws or rules.

- 32.3 Except on matters requiring a unanimous vote, the vote for a strata lot may not be exercised if there are amounts owing to the strata corporation charged against the strata lot in respect of administration fees, bank charges, fines, penalties, interest or the costs, including the legal costs, of remedying a contravention of the bylaws or rules, including legal costs, for which the owner is responsible under section 131 of the Act.

If you are uncertain of the status of your account, please call our Accounting Department at 604.432.7774 between 9:00 AM and 4:00 PM. Owners may be represented by proxies – a blank proxy is provided for your convenience. A spouse who is not registered on title MUST have a proxy authorization to vote.

QUORUM:

No business shall be transacted at any general meeting unless a quorum is present at the time when the meeting proceeds to business. A quorum requires that eligible voters holding 1/3 of the Strata Corporation's votes be present in person or by proxy.

If at the appointed time for an Annual or Special General Meeting a quorum is not present, the meeting stands adjourned half an hour whereupon the adjourned meeting shall be reconvened at the same place and the eligible voters, present in person or by proxy, shall constitute a quorum.

PROXY:

An instrument appointing a proxy shall be in writing under the hand of the appointer or his/her attorney, and may be either in general or for a particular meeting. A proxy need not be an Owner.

VOTING PROCEDURES:

- 32.4 At an Annual or Special General Meeting, voting cards must be issued to eligible voters.
- 32.5 At an Annual or Special General Meeting a vote is decided on a show of voting cards, unless an eligible voter requests a precise count.
- 32.6 If a precise count is requested, the chair must decide whether it will be by a show of voting cards or by roll call, secret ballot or some other method.

- 32.7 The outcome of each vote, including the number of votes for and against the resolution if a precise count is requested, must be announced by the chair and recorded in the minutes of the meeting.
- 32.8 Where owners are entitled to successive interest in a lot, the owner entitled to the first interest is alone entitled to vote, whether on a show of hands or a poll.
- 32.9 If there is a tie vote at an Annual or Special General Meeting, the President, or, if the President is absent or unable or unwilling to vote, the Vice-President, may break the tie by casting a second, deciding vote.
- 32.10 Despite anything in bylaws 32.1 to 32.8 (inclusive), an election of Council or removal of a Council member must be held by secret ballot, if the secret ballot is requested by an eligible voter.
- 32.11 An owner who is a trustee is entitled to exercise the vote for the lot. The persons beneficially interest may not vote.

ORDER OF BUSINESS

- (a) certify proxies and corporate representatives and issue voting cards;
- (b) determine that there is a quorum;
- (c) elect a person to chair the meeting, if necessary;
- (d) present to the meeting proof of notice of meeting or waiver of notice dated November 17th, 2009;
- (e) approve the agenda;
- (f) approve minutes from the last Annual General Meeting dated December 2nd, 2008;
- (g) deal with unfinished business;
- (h) receive reports of Council activities and decisions since the previous Annual General Meeting, including reports of committees;
- (i) ratify any new rules made by the Strata Corporation under section 125 of the Act;
- (j) report on insurance coverage in accordance with section 154 of the Act;
- (k) approve the budget for the coming year in accordance with section 103 of the Act;
- (l) deal with new business, including any matters about which notice has been given under section 45 of the Act;
- (m) elect a Council;
- (n) terminate the meeting.



COASTAL INSURANCE SERVICES LTD.

104 - 2331 Marpole Avenue, Port Coquitlam, BC V3C 2A1 Tel: 604-944-1700 Fax: 604-944-1734
1322 Johnston Road, White Rock, BC V4B 3Z2 Tel: 604-531-1020 Fax: 604-531-2031
Toll Free: 1-800-665-3310 Website - www.coastalinsurance.com - e-mail: info@coastalinsurance.com

SUMMARY OF COVERAGES

NAMED INSURED: Owners of Strata Plan NW 58 Simon Fraser Village
LOCATION: 3202-3377 Ganymede Drive, Burnaby BC V3J 1A4 (even) V3J 1A5 (odd)
8902-8950 Ganymede Place, Burnaby BC V3J 1A1
8901-8962 Orion Place, Burnaby BC V3J 1A2 (even) V3J 1A3 (odd)
SUMMARY FOR: Bayside Property Services Ltd.

\$26,348,000 **All Property - "All Risks"** \$2,500 Deductible, Earthquake - 10% Deductible, Water Damage - \$5,000 Deductible, Sewer Backup - \$5,000 Deductible, Flood - \$10,000 Deductible, including Guaranteed Replacement Cost and Blanket Bylaws, Subject to Stated Amount Co-Insurance.

REPLACEMENT Blanket Glass -subject to a \$100 Deductible for Residential Units.
\$250 Deductible for Commercial Units

\$5,000,000 **Commercial General Liability** - including Broad Form "occurrence" Property Damage, Medical Payments \$2,500/\$25,000, Cross Liability Clause, Personal Injury (nil participation), Non-Owned Automobile Liability, Contingent Employer's Liability, Contractual Liability, Employees as additional named insureds including any Property Management firms while acting on behalf of the Corporation, subject to a \$500 Deductible per occurrence.

\$2,000,000 **Directors & Officers Liability** - (Errors & Omissions), TO INCLUDE PROPERTY MANAGERS AS ADDITIONAL NAMED INSUREDS.
Condominium Discrimination Defense Costs - Covers legal defense costs for non compensatory damages from an unsuccessful action or complaint. \$10,000 per action, \$25,000 aggregate.

\$1,000,000 **Pollution and Remediation Legal Liability** - subject to a \$10,000 Retention.

\$100,000 **Volunteer Accident Insurance Plan** - Accidental Death and Disability for owners who perform work on a volunteer basis. Plan II - Principal Sum - \$100,000 Weekly Accident Indemnity - \$500, Accident Expenses - various up to \$10,000 (see policy wording) Dental Expense - \$2,500. Subject to a 7 day Waiting Period, Maximum 52 Weeks.

Comprehensive Dishonesty, Disappearance and Destruction
\$10,000 Employee Dishonesty - Form A
\$5,000 Loss Inside/Outside the Premises, Money Orders and Counterfeit Paper Currency and Depositors Forgery

FULL VALUE Equipment Breakdown - insuring all Fired & Unfired Pressure Vessels & Refrigeration Systems, Electrical & Mechanical Equipment, Repair or Replacement. Subject to \$1,000 Deductible and a 24 hour waiting period for Business Interruption (if applicable). INCLUDES: Hot Water Supply & Storage Tanks, Pool Boiler and Filter Tanks, all Electrical Motors, Fans, Tanks, Pumps, Compressors, Switchgear, Switchboard, Air-Conditioning Units, Intercom, Phone and Security Systems.

POLICY TERM: 06/01/09 TO 06/01/10 mm/dd/yy 12:01 a.m. Standard Time

This is a generalized resume of coverages for quick reference. In all cases the terms and conditions of the policy in effect are the determining documents.

**STRATA CORPORATION NW 58
2010 Operating Budget Proposal**

Year End December 31st

RECEIPTS	ACTUAL Year to Date (Oct 31/09)	ESTIMATED To Year End	BUDGET 2009	PROPOSED BUDGET 2010
101 Owners' Contributions	369,663.11	453,600.00	453,600.00	453,600.00
103 Interest Income	801.40	925.00	1,000.00	500.00
104 Daycare Lease Income	11,533.80	13,817.52	13,817.52	13,817.52
105 Guest Suite/Sundry Income	30.00	30.00		
107 Late Payment Fines	1,100.00	1,100.00		
TOTAL RECEIPTS	383,126.31	469,472.52	468,417.52	467,917.52
DISBURSEMENTS				
310 Electricity	1,017.71	1,650.00	2,000.00	1,800.00
320 Management Fees	34,125.00	40,950.00	40,950.00	43,295.00
321 Special Levy Admin Fee				
330 Insurance/Insurance Claim	44,113.00	50,000.00	40,000.00	50,000.00
340 Groundskeeper	4,641.70	5,200.00	5,200.00	5,200.00
360 Audit/Legal	2,880.08	5,000.00	5,000.00	5,000.00
380 Appraisal (Year 2 of 3)	971.25	971.25	850.00	
390 Property Taxes & Repairs	1,131.10	1,500.00	2,000.00	2,100.00
391 Daycare Building R/M & Mech	2,754.29	5,000.00	6,000.00	6,000.00
395 Sundry	2,610.91	5,000.00	7,500.00	6,500.00
415 Scavenging/Recycling/Rubbist	7,355.26	13,500.00	13,500.00	13,500.00
425 Equipment/Supplies	635.57	1,500.00	3,500.00	3,000.00
435 Repairs/Maintenance	66,330.54	85,000.00	91,150.00	92,000.00
436 Drainage/Watertline Repair		130,000.00	150,000.00	120,000.00
437 Gutter Repairs/Cleaning				15,000.00
445 Landscaping/Tree Mtnce	63,119.50	65,000.00	65,000.00	79,000.00
710 Contingency Reserve	29,806.30	35,767.52	35,767.52	25,522.00
TOTAL DISBURSEMENTS	261,492.21	446,038.77	468,417.52	467,917.00
Surplus (Deficit)	121,636.10	23,433.75		
725 Operating Surplus Expenses	(7,693.77)	(7,693.77)		
Opening Operating	61,249.94	61,249.94		
Estimated Ending Operating	175,192.27	76,989.92		
Contingency Reserve Fund				
Opening CRF	197,797.83	197,797.83		
Owners' Contributions	29,806.30	35,767.56		
Interest Earned	1,313.55	1,454.20		
Service Charge	(50.00)	(60.00)		
Lesperance, Mendes	(112.57)	(112.57)		
Estimated Ending CRF	228,755.11	234,847.02		
Legal	5,280.49	5,280.49		
Estimated Account Balance	234,035.60	240,127.51		
Roof Levy				
Opening RL	50,886.15	50,886.15		
Special Levy	30,104.00	34,790.00		
Interest Earned	280.42	307.16		
Loan Payment	(39,669.90)	(47,603.88)		
Estimated Ending RL	41,600.67	38,379.43		

Strata Corporation NW 58
 2010 Proposed Fee Schedule
 January 1, 2010 to December 31, 2010 Inclusive

Strata Unit Monthly
 CRF Operating
 Endment
 Lot
 Unit
 GANYMEDE DRIVE

3202	1	1	188.75	11.25	200.00
3204	2	1	188.75	11.25	200.00
3206	3	1	188.75	11.25	200.00
3208	4	1	188.75	11.25	200.00
3210	5	1	188.75	11.25	200.00
3212	6	1	188.75	11.25	200.00
3214	7	1	188.75	11.25	200.00
3216	8	1	188.75	11.25	200.00
3218	9	1	188.75	11.25	200.00
3220	10	1	188.75	11.25	200.00
3222	11	1	188.75	11.25	200.00
3224	12	1	188.75	11.25	200.00
3226	13	1	188.75	11.25	200.00
3228	14	1	188.75	11.25	200.00
3230	15	1	188.75	11.25	200.00
3232	16	1	188.75	11.25	200.00
3233	23	1	188.75	11.25	200.00
3234	17	1	188.75	11.25	200.00
3235	24	1	188.75	11.25	200.00
3236	18	1	188.75	11.25	200.00
3237	25	1	188.75	11.25	200.00
3238	19	1	188.75	11.25	200.00
3239	26	1	188.75	11.25	200.00
3240	20	1	188.75	11.25	200.00
3241	27	1	188.75	11.25	200.00
3242	21	1	188.75	11.25	200.00
3243	28	1	188.75	11.25	200.00
3244	22	1	188.75	11.25	200.00
3245	29	1	188.75	11.25	200.00
3246	33	1	188.75	11.25	200.00
3247	30	1	188.75	11.25	200.00
3248	34	1	188.75	11.25	200.00
3249	31	1	188.75	11.25	200.00
3250	35	1	188.75	11.25	200.00
3251	32	1	188.75	11.25	200.00
3252	36	1	188.75	11.25	200.00
3254	37	1	188.75	11.25	200.00
3255	51	1	188.75	11.25	200.00
3256	38	1	188.75	11.25	200.00
3257	52	1	188.75	11.25	200.00
3258	39	1	188.75	11.25	200.00
3259	53	1	188.75	11.25	200.00
3260	40	1	188.75	11.25	200.00
3261	54	1	188.75	11.25	200.00
3262	41	1	188.75	11.25	200.00
3263	55	1	188.75	11.25	200.00
3264	42	1	188.75	11.25	200.00
3265	56	1	188.75	11.25	200.00
3266	43	1	188.75	11.25	200.00
3267	57	1	188.75	11.25	200.00
3268	44	1	188.75	11.25	200.00
3269	58	1	188.75	11.25	200.00
3270	45	1	188.75	11.25	200.00
3271	59	1	188.75	11.25	200.00
3272	46	1	188.75	11.25	200.00
3273	60	1	188.75	11.25	200.00
3274	47	1	188.75	11.25	200.00
3275	61	1	188.75	11.25	200.00
3276	48	1	188.75	11.25	200.00
3278	49	1	188.75	11.25	200.00
3280	50	1	188.75	11.25	200.00
3302	62	1	188.75	11.25	200.00
3304	63	1	188.75	11.25	200.00
3306	64	1	188.75	11.25	200.00
3308	65	1	188.75	11.25	200.00
3310	66	1	188.75	11.25	200.00
3312	67	1	188.75	11.25	200.00
3314	68	1	188.75	11.25	200.00
3315	69	1	188.75	11.25	200.00

Strata Corporation NW 58
 2010 Proposed Fee Schedule
 January 1, 2010 to December 1, 2010 Inclusive

Unit	Strata Lot	Unit Entitlement	Operating	CRF	Monthly Fee
3317	81	1	188.75	11.25	200.00
3318	70	1	188.75	11.25	200.00
3319	82	1	188.75	11.25	200.00
3320	71	1	188.75	11.25	200.00
3321	83	1	188.75	11.25	200.00
3322	72	1	188.75	11.25	200.00
3323	84	1	188.75	11.25	200.00
3324	73	1	188.75	11.25	200.00
3325	85	1	188.75	11.25	200.00
3326	74	1	188.75	11.25	200.00
3327	86	1	188.75	11.25	200.00
3328	75	1	188.75	11.25	200.00
3329	87	1	188.75	11.25	200.00
3330	76	1	188.75	11.25	200.00
3331	88	1	188.75	11.25	200.00
3332	77	1	188.75	11.25	200.00
3333	89	1	188.75	11.25	200.00
3334	78	1	188.75	11.25	200.00
3335	90	1	188.75	11.25	200.00
3336	79	1	188.75	11.25	200.00
3337	91	1	188.75	11.25	200.00
3338	96	1	188.75	11.25	200.00
3339	92	1	188.75	11.25	200.00
3340	97	1	188.75	11.25	200.00
3341	93	1	188.75	11.25	200.00
3342	98	1	188.75	11.25	200.00
3343	94	1	188.75	11.25	200.00
3344	99	1	188.75	11.25	200.00
3345	85	1	188.75	11.25	200.00
3346	100	1	188.75	11.25	200.00
3347	102	1	188.75	11.25	200.00
3348	101	1	188.75	11.25	200.00
3349	103	1	188.75	11.25	200.00
3351	104	1	188.75	11.25	200.00
3353	105	1	188.75	11.25	200.00
3355	106	1	188.75	11.25	200.00
3357	107	1	188.75	11.25	200.00
3359	108	1	188.75	11.25	200.00
3361	109	1	188.75	11.25	200.00
3363	110	1	188.75	11.25	200.00
3365	111	1	188.75	11.25	200.00
3367	112	1	188.75	11.25	200.00
3369	113	1	188.75	11.25	200.00
3371	114	1	188.75	11.25	200.00
3373	115	1	188.75	11.25	200.00
3375	116	1	188.75	11.25	200.00
3377	117	1	188.75	11.25	200.00
			0.00	0	0.00
GANYMEDE PLACE			0.00	0	0.00
			0.00	0	0.00
8902	165	1	188.75	11.25	200.00
8904	166	1	188.75	11.25	200.00
8906	167	1	188.75	11.25	200.00
8908	168	1	188.75	11.25	200.00
8910	169	1	188.75	11.25	200.00
8912	170	1	188.75	11.25	200.00
8914	171	1	188.75	11.25	200.00
8916	172	1	188.75	11.25	200.00
8918	173	1	188.75	11.25	200.00
8920	174	1	188.75	11.25	200.00
8922	175	1	188.75	11.25	200.00
8924	176	1	188.75	11.25	200.00
8926	177	1	188.75	11.25	200.00
8928	178	1	188.75	11.25	200.00

Stata Corporation NW 58
 2010 Proposed Fee Schedule
 January 1, 2010 to December 1, 2010 Inclusive

Unit Strata Lot Entitlement Operating CRF Monthly Fee

Unit	Strata	Lot	Entitlement	Operating	CRF	Monthly	Fee
8930	179	1	188.75	1	11.25	200.00	200.00
8932	180	1	188.75	1	11.25	200.00	200.00
8934	181	1	188.75	1	11.25	200.00	200.00
8936	182	1	188.75	1	11.25	200.00	200.00
8938	183	1	188.75	1	11.25	200.00	200.00
8940	184	1	188.75	1	11.25	200.00	200.00
8942	185	1	188.75	1	11.25	200.00	200.00
8944	186	1	188.75	1	11.25	200.00	200.00
8946	187	1	188.75	1	11.25	200.00	200.00
8948	188	1	188.75	1	11.25	200.00	200.00
8950	189	1	188.75	1	11.25	200.00	200.00

ORION PLACE 0.00 0 0.00 0.00

8901	118	1	188.75	1	11.25	200.00	200.00
8902	119	1	188.75	1	11.25	200.00	200.00
8904	160	1	188.75	1	11.25	200.00	200.00
8905	120	1	188.75	1	11.25	200.00	200.00
8906	161	1	188.75	1	11.25	200.00	200.00
8907	121	1	188.75	1	11.25	200.00	200.00
8909	122	1	188.75	1	11.25	200.00	200.00
8910	163	1	188.75	1	11.25	200.00	200.00
8911	123	1	188.75	1	11.25	200.00	200.00
8912	164	1	188.75	1	11.25	200.00	200.00
8913	124	1	188.75	1	11.25	200.00	200.00
8914	158	1	188.75	1	11.25	200.00	200.00
8915	125	1	188.75	1	11.25	200.00	200.00
8916	157	1	188.75	1	11.25	200.00	200.00
8917	128	1	188.75	1	11.25	200.00	200.00
8918	156	1	188.75	1	11.25	200.00	200.00
8919	127	1	188.75	1	11.25	200.00	200.00
8920	155	1	188.75	1	11.25	200.00	200.00
8922	154	1	188.75	1	11.25	200.00	200.00
8923	128	1	188.75	1	11.25	200.00	200.00
8924	153	1	188.75	1	11.25	200.00	200.00
8925	128	1	188.75	1	11.25	200.00	200.00
8926	152	1	188.75	1	11.25	200.00	200.00
8927	130	1	188.75	1	11.25	200.00	200.00
8928	151	1	188.75	1	11.25	200.00	200.00
8929	131	1	188.75	1	11.25	200.00	200.00
8930	150	1	188.75	1	11.25	200.00	200.00
8931	132	1	188.75	1	11.25	200.00	200.00
8932	149	1	188.75	1	11.25	200.00	200.00
8933	133	1	188.75	1	11.25	200.00	200.00
8934	148	1	188.75	1	11.25	200.00	200.00
8936	147	1	188.75	1	11.25	200.00	200.00
8938	146	1	188.75	1	11.25	200.00	200.00
8940	145	1	188.75	1	11.25	200.00	200.00
8942	144	1	188.75	1	11.25	200.00	200.00
8944	143	1	188.75	1	11.25	200.00	200.00
8946	142	1	188.75	1	11.25	200.00	200.00
8948	141	1	188.75	1	11.25	200.00	200.00
8950	140	1	188.75	1	11.25	200.00	200.00
8952	139	1	188.75	1	11.25	200.00	200.00
8954	138	1	188.75	1	11.25	200.00	200.00
8956	137	1	188.75	1	11.25	200.00	200.00
8958	136	1	188.75	1	11.25	200.00	200.00
8960	135	1	188.75	1	11.25	200.00	200.00
8962	134	1	188.75	1	11.25	200.00	200.00

Totals 189 35673.75 2126.25 37800.00