

**MINUTES OF ANNUAL GENERAL MEETING
STRATA CORPORATION NW 58**

"SIMON FRASER VILLAGE"

Held: Tuesday, December 2nd, 2008 at 7:00 PM in the Village Daycare, 3290 Ganymede Drive, Burnaby, BC

Present: The Owners, Strata Plan NW 58, as per the Registration Sheet
Sandra Idema, Bayside Property Services Ltd.
Rob McKenzie, Bayside Property Services Ltd.

CALL TO ORDER

Council President, Dianne Hui, called the meeting to order at 7:00 PM. It was reported that a quorum was not present at this time and therefore the meeting would stand adjourned for ½ hour in accordance with registered Bylaw 29.1 of the Strata Corporation.

The meeting was reconvened at 7:30 PM.

Bayside reported that there was now a total of 60 Owners represented at the meeting, including 28 by proxy. The registration sheet was signed, proxies were certified and ballots were issued. The Owners agreed that Dianne Hui would chair the meeting and Sandra Idema of Bayside Property Services Ltd. would handle the formalities.

PROOF OF NOTICE

It was moved, seconded (SL 60/SL 29) and carried that the Notice of Meeting dated November 12th, 2008 was proper notice as per the requirements of the Strata Property Act.

AGENDA APPROVAL

It was moved, seconded (SL 169/SL 72) and carried, to approve the Agenda as presented.

PREVIOUS MINUTES OF THE ANNUAL GENERAL MEETING

It was moved, seconded (SL 6/SL 169) and carried, to approve the Minutes of the Annual General Meeting held December 3rd, 2007 as previously circulated.

UNFINISHED BUSINESS

There was no unfinished business to discuss.

PRESIDENT'S REPORT

Dianne Hui reviewed with the Owners a number of items that had been addressed over the past year. There are continued issues with trees, the roofs, gutters, siding, drainage, and water mains. The management company was changed this year from Ascent to Bayside, as

of September 1st, 2008. The Council President advised that there are a number of maintenance issues that require addressing and the Council will work hard to deal with them.

INSURANCE REPORT

A copy of the Strata Corporation's Summary of Coverages was included with the Notice of Meeting for Owners' records and information. Owners are reminded that the Strata Corporation's insurance is not contents insurance and that Owners are responsible for obtaining your own contents insurance.

All Owners – please note the following important items:

- a) Contents/Improvements: We take this opportunity to advise all Owners and residents that the Strata Corporation's insurance covers the building, carpeting, etc., as per original construction. Owners must insure any improvements to these items (wallpapering, paneling, general upgrading, etc.) completed by yourself or the previous Owner as well as your personal effects and furniture, through your personal Homeowner's coverage. It is suggested that all Owners and residents complete an inventory of their personal contents and belongings to ensure that you are adequately insured. Most insurance agents will provide you with an inventory guide booklet to assist you with an inventory. It is well worth it – also, take pictures or a video of your unit – and keep same in another location along with your inventory list.
- b) Owner Responsibility: There have been two recent court cases that dealt with the issue of Owner versus Strata Corporation responsibility, one involving a leaking dishwasher and the other, a broken pipe in a wall solely contained within one strata lot. Each incident caused thousands of dollars of damage to that strata lot. In both cases the strata lot Owner, not the Strata Corporation or the Strata Corporation's insurer, was held responsible for paying for the repairs. Based on these cases, it is apparent that if the "thing that breaks" (dishwasher, clothes washer, hot water tank, etc.) is owned by an individual unit Owner or is within the boundaries of the strata lot, either the cost of repairing any resulting damage or the deductible for the Strata Corporation's insurance policy, will be the responsibility of that Owner. Owners should review your contents policy wording with your contents insurer to make sure that you have adequate protection under these circumstances.
- c) Claim Possibility/Notification: Please note that any leakage or seepage of water should be reported promptly to Bayside, to ensure efforts are made to minimize the loss, and to ensure the Strata Corporation has an opportunity to make a claim with the insurance company. Such problems, if not reported, become repeated, ongoing leaks, and therefore may not be covered. The building's insurance normally covers incidents of leakage, but not those of a continuing nature.

2009 OPERATING BUDGET

It was moved, seconded (SL 173/SL 178) to approve the 2009 Operating Budget.

Extensive discussion regarding the budget and expenses covered under each line item took place. It was explained that, should the budget be reduced, there may be problems with funding necessary repairs later in the fiscal year. One Owner requested that the expenses related to drainage and water main work be itemized separately, which was agreed to.

The question was called and the 2009 Operating Budget PASSED, with 49 in favour and 5 opposed.

(Note: Some Owners had left the meeting before the vote took place.)

PLEASE NOTE THAT MAINTENANCE FEES HAVE INCREASED AS PER THE APPROVED BUDGET AND MAINTENANCE FEE SCHEDULE ATTACHED.

All Owners are reminded that the monthly maintenance assessments are due and payable on the first day of each and every month, in advance. Please note that late or non-payment will result in penalty assessment in accordance with Strata Corporation NW 58 Bylaws. Post-dated cheques are welcome and those wishing to do so may arrange for pre-authorized withdrawals from their bank, *which is the preferred method of payment*. Interested Owners may obtain a Pre-authorized Withdrawal Form from Bayside to be filled out and returned to Bayside along with a void cheque.

Alternatively, Owners may forward a series of twelve (12) post-dated cheques to BAYSIDE'S office located at Sperling Plaza, Suite 100 - 6400 Roberts Street, Burnaby, BC V5G 4C9. Please note the following when making out your cheques:

1. Your cheques should be dated for the FIRST of each month (January 1st, 2009 through to and including December 1st, 2009);
2. Cheques are to be made payable to "Strata Plan NW 58";
3. Your Unit Number is to be noted on your cheques, if not already imprinted.

SPECIAL RESOLUTION #1 BY ¾ VOTE

It was moved, seconded (SL 177/SL 90) to approve Special Resolution #1.

BE IT RESOLVED THAT The Owners, Strata Plan NW 58, hereby approve to add the following Bylaw to the existing registered Bylaws:

4.12 Owners are not permitted to plant trees in any area of the complex.

Questions regarding the wording of the areas covered under this bylaw were answered, as well as the possibility of Owners being permitted to plant miniature trees as they do not have such extensive root systems.

It was moved, seconded (SL 71/SL 73) to amend the bylaw to read:

Owners are not permitted to plant trees in any area of the strata lot or common property without Council's permission. Only miniature trees will be permitted and owners will be required to submit a diagram and description of the tree they would like to plant.

The question was called on the amendment and it PASSED, with 45 in favour and 3 opposed.

The question was called on Special Resolution #1 as amended and it PASSED, with 45 in favour and 3 opposed.

ELECTION OF THE 2008 / 09 STRATA COUNCIL

In accordance with the Strata Property Act of BC, the current Council Members must resign, however, it was confirmed that they would be eligible for re-election.

The following Owners agreed to let their names stand for Council election:

Diane Hui	President
Darryl Franta	Vice President
Francyne Marumo	Treasurer
Kay Jasinski	Secretary
Luke Matsuda	Hall Rental
Sandra Preston	

There being no further nominations, it was moved, seconded (SL 173/SL 178) and carried, to close nominations and the Owners noted above were elected, by majority vote, to serve on the 2008/09 Strata Council.

Council met briefly following the meeting and elected Officers as noted above.

EMERGENCIES

For after hours, holiday, or weekend emergencies, **DO NOT** call the Property Manager's direct line or send an e-mail. **You need to call 604.432.7774** if you are calling regarding anything that cannot wait until the next business day.

There being no further business to discuss, the meeting was terminated at 9:00 PM on a motion by SL 6.

The next Council Meeting has been scheduled for Tuesday, January 6th, 2009 at 6:30 PM in the Village Daycare.



Sandra Idema, Property Manager
BAYSIDE PROPERTY SERVICES LTD.

#100 – 6400 Roberts Street, Burnaby, BC V5G 4C9

Tel: 604.432.7774 (24 hours - after office hours, *emergencies only please*)

Fax: 604.430.2698

Direct: 604.629.8760

Email: sidema@baysideproperty.com

** Recent revisions to the Real Estate Regulations require a vendor to provide purchasers with copies of minutes. Please retain these minutes provided to you, at no cost, as replacement minutes will be subject to payment of a fee.

SEASONS GREETINGS FROM BAYSIDE!



STRATA CORPORATION NW 58
2009 Operating Budget

Year End December 31st

RECEIPTS		APPROVED BUDGET 2009
101	Owners' Contributions	453,600.00
103	Interest Income	1,000.00
104	Daycare Lease Income	13,817.52
TOTAL RECEIPTS		468,417.52
DISBURSEMENTS		
310	Electricity	2,000.00
320	Management Fees	40,950.00
321	Special Levy Admin Fee	
330	Insurance/Insurance Claim	40,000.00
340	Groundskeeper	5,200.00
360	Audit/Legal	5,000.00
380	Appraisal (Year 1 of 3)	850.00
390	Property Taxes	2,000.00
391	Daycare Building R/M & Mech	6,000.00
395	Sundry	7,500.00
415	Scavenging/Recycling/Rubbish Removal	13,500.00
425	Equipment/Supplies	3,500.00
435	Repairs/Maintenance	91,150.00
436	Drainage/Waterline Repair	150,000.00
445	Landscaping/Tree Mtnce	65,000.00
710	Contingency Reserve	35,767.52
TOTAL DISBURSEMENTS		468,417.52

Strata Corporation NW 58
 2009 Approved Fee Schedule
 January 1, 2009 to December 1, 2009 Inclusive

Unit Entitlement Operating
 Strata Unit
 Monthly Fee

GANYMEDE DRIVE

3202	1	184.23	15.77	200.00
3204	1	184.23	15.77	200.00
3206	1	184.23	15.77	200.00
3208	1	184.23	15.77	200.00
3210	1	184.23	15.77	200.00
3212	1	184.23	15.77	200.00
3214	1	184.23	15.77	200.00
3216	1	184.23	15.77	200.00
3218	1	184.23	15.77	200.00
3220	1	184.23	15.77	200.00
3222	1	184.23	15.77	200.00
3224	1	184.23	15.77	200.00
3226	1	184.23	15.77	200.00
3228	1	184.23	15.77	200.00
3230	1	184.23	15.77	200.00
3232	1	184.23	15.77	200.00
3233	1	184.23	15.77	200.00
3234	1	184.23	15.77	200.00
3235	1	184.23	15.77	200.00
3236	1	184.23	15.77	200.00
3237	1	184.23	15.77	200.00
3238	1	184.23	15.77	200.00
3239	1	184.23	15.77	200.00
3240	1	184.23	15.77	200.00
3241	1	184.23	15.77	200.00
3242	1	184.23	15.77	200.00
3243	1	184.23	15.77	200.00
3244	1	184.23	15.77	200.00
3245	1	184.23	15.77	200.00
3246	1	184.23	15.77	200.00
3247	1	184.23	15.77	200.00
3248	1	184.23	15.77	200.00
3249	1	184.23	15.77	200.00
3250	1	184.23	15.77	200.00
3251	1	184.23	15.77	200.00
3252	1	184.23	15.77	200.00
3254	1	184.23	15.77	200.00
3255	1	184.23	15.77	200.00
3256	1	184.23	15.77	200.00
3257	1	184.23	15.77	200.00
3258	1	184.23	15.77	200.00
3259	1	184.23	15.77	200.00
3260	1	184.23	15.77	200.00
3261	1	184.23	15.77	200.00
3262	1	184.23	15.77	200.00
3263	1	184.23	15.77	200.00
3264	1	184.23	15.77	200.00
3265	1	184.23	15.77	200.00
3266	1	184.23	15.77	200.00
3267	1	184.23	15.77	200.00
3268	1	184.23	15.77	200.00
3269	1	184.23	15.77	200.00
3270	1	184.23	15.77	200.00
3271	1	184.23	15.77	200.00
3272	1	184.23	15.77	200.00
3273	1	184.23	15.77	200.00
3274	1	184.23	15.77	200.00
3275	1	184.23	15.77	200.00
3276	1	184.23	15.77	200.00
3278	1	184.23	15.77	200.00
3280	1	184.23	15.77	200.00
3302	1	184.23	15.77	200.00
3304	1	184.23	15.77	200.00
3306	1	184.23	15.77	200.00
3308	1	184.23	15.77	200.00
3310	1	184.23	15.77	200.00

Strata Corporation NW 58
 2009 Approved Fee Schedule
 January 1, 2009 to December 1, 2009 Inclusive

Unit
 Strata
 Lot
 Entitlement
 Operating
 Unit
 Operating
 Monthly
 Fee

3312	67	1	184.23	15.77	200.00
3313	68	1	184.23	15.77	200.00
3314	69	1	184.23	15.77	200.00
3315	70	1	184.23	15.77	200.00
3316	71	1	184.23	15.77	200.00
3317	72	1	184.23	15.77	200.00
3318	73	1	184.23	15.77	200.00
3319	74	1	184.23	15.77	200.00
3320	75	1	184.23	15.77	200.00
3321	76	1	184.23	15.77	200.00
3322	77	1	184.23	15.77	200.00
3323	78	1	184.23	15.77	200.00
3324	79	1	184.23	15.77	200.00
3325	80	1	184.23	15.77	200.00
3326	81	1	184.23	15.77	200.00
3327	82	1	184.23	15.77	200.00
3328	83	1	184.23	15.77	200.00
3329	84	1	184.23	15.77	200.00
3330	85	1	184.23	15.77	200.00
3331	86	1	184.23	15.77	200.00
3332	87	1	184.23	15.77	200.00
3333	88	1	184.23	15.77	200.00
3334	89	1	184.23	15.77	200.00
3335	90	1	184.23	15.77	200.00
3336	91	1	184.23	15.77	200.00
3337	92	1	184.23	15.77	200.00
3338	93	1	184.23	15.77	200.00
3339	94	1	184.23	15.77	200.00
3340	95	1	184.23	15.77	200.00
3341	96	1	184.23	15.77	200.00
3342	97	1	184.23	15.77	200.00
3343	98	1	184.23	15.77	200.00
3344	99	1	184.23	15.77	200.00
3345	100	1	184.23	15.77	200.00
3346	101	1	184.23	15.77	200.00
3347	102	1	184.23	15.77	200.00
3348	103	1	184.23	15.77	200.00
3349	104	1	184.23	15.77	200.00
3350	105	1	184.23	15.77	200.00
3351	106	1	184.23	15.77	200.00
3352	107	1	184.23	15.77	200.00
3353	108	1	184.23	15.77	200.00
3354	109	1	184.23	15.77	200.00
3355	110	1	184.23	15.77	200.00
3356	111	1	184.23	15.77	200.00
3357	112	1	184.23	15.77	200.00
3358	113	1	184.23	15.77	200.00
3359	114	1	184.23	15.77	200.00
3360	115	1	184.23	15.77	200.00
3361	116	1	184.23	15.77	200.00
3362	117	1	184.23	15.77	200.00

GANYMED PLACE

8902	165	1	184.23	15.77	200.00
8903	166	1	184.23	15.77	200.00
8904	167	1	184.23	15.77	200.00
8905	168	1	184.23	15.77	200.00
8906	169	1	184.23	15.77	200.00
8907	170	1	184.23	15.77	200.00
8908	171	1	184.23	15.77	200.00
8909	172	1	184.23	15.77	200.00
8910	173	1	184.23	15.77	200.00
8911	174	1	184.23	15.77	200.00
8912	175	1	184.23	15.77	200.00
8913	176	1	184.23	15.77	200.00
8914	177	1	184.23	15.77	200.00
8915	178	1	184.23	15.77	200.00

Unit
 Strata
 Lot Entitlement
 Operating
 Unit
 CRF
 Monthly
 Fee

GANYMEDE PLACE

8930	179	1	184.23	15.77	200.00
8932	180	1	184.23	15.77	200.00
8934	181	1	184.23	15.77	200.00
8936	182	1	184.23	15.77	200.00
8938	183	1	184.23	15.77	200.00
8940	184	1	184.23	15.77	200.00
8942	185	1	184.23	15.77	200.00
8944	186	1	184.23	15.77	200.00
8946	187	1	184.23	15.77	200.00
8948	188	1	184.23	15.77	200.00
8950	189	1	184.23	15.77	200.00

ORION PLACE

8901	118	1	184.23	15.77	200.00
8902	159	1	184.23	15.77	200.00
8903	119	1	184.23	15.77	200.00
8904	160	1	184.23	15.77	200.00
8905	120	1	184.23	15.77	200.00
8906	161	1	184.23	15.77	200.00
8907	121	1	184.23	15.77	200.00
8908	162	1	184.23	15.77	200.00
8909	122	1	184.23	15.77	200.00
8910	163	1	184.23	15.77	200.00
8911	123	1	184.23	15.77	200.00
8912	164	1	184.23	15.77	200.00
8913	124	1	184.23	15.77	200.00
8914	158	1	184.23	15.77	200.00
8915	125	1	184.23	15.77	200.00
8916	157	1	184.23	15.77	200.00
8917	126	1	184.23	15.77	200.00
8918	156	1	184.23	15.77	200.00
8919	127	1	184.23	15.77	200.00
8920	155	1	184.23	15.77	200.00
8922	154	1	184.23	15.77	200.00
8923	128	1	184.23	15.77	200.00
8924	153	1	184.23	15.77	200.00
8925	129	1	184.23	15.77	200.00
8926	152	1	184.23	15.77	200.00
8927	130	1	184.23	15.77	200.00
8928	151	1	184.23	15.77	200.00
8929	131	1	184.23	15.77	200.00
8930	150	1	184.23	15.77	200.00
8931	132	1	184.23	15.77	200.00
8932	149	1	184.23	15.77	200.00
8933	133	1	184.23	15.77	200.00
8934	148	1	184.23	15.77	200.00
8936	147	1	184.23	15.77	200.00
8938	146	1	184.23	15.77	200.00
8940	145	1	184.23	15.77	200.00
8942	144	1	184.23	15.77	200.00
8944	143	1	184.23	15.77	200.00
8946	142	1	184.23	15.77	200.00
8948	141	1	184.23	15.77	200.00
8950	140	1	184.23	15.77	200.00
8952	139	1	184.23	15.77	200.00
8954	138	1	184.23	15.77	200.00
8956	137	1	184.23	15.77	200.00
8958	136	1	184.23	15.77	200.00
8960	135	1	184.23	15.77	200.00
8962	134	1	184.23	15.77	200.00

Totals

189 34819.47 2980.53 37800.00