

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

**"SIMON FRASER VILLAGE"**

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**Held:** Monday December 7<sup>th</sup>, 2009 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.  
Michael Cates, 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 33 Owners represented at the meeting, including 16 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 25/SL 71) and carried that the Notice of Meeting dated November 17<sup>th</sup>, 2009 was proper notice as per the requirements of the Strata Property Act.

**AGENDA APPROVAL**

It was moved, seconded (SL 71/SL 25) and carried, to approve the Agenda as presented.

**PREVIOUS MINUTES OF THE ANNUAL GENERAL MEETING**

It was moved, seconded (SL 25/SL 71) and carried, to approve the Minutes of the Annual General Meeting held December 2<sup>nd</sup>, 2008 as previously circulated.

**UNFINISHED BUSINESS**

There was no unfinished business to discuss.

**PRESIDENT'S REPORT**

Dianne Hui discussed with the Owners the issues that the Strata Corporation is currently facing. There is still concern over the gardening contract, such as the amount being paid and the work being done. Council is committed to working toward a resolution for this item and

will further discuss this issue at the first Council Meeting of the newly elected Council. Water main repairs are being undertaken and Ashton has been the contractor chosen to perform this work.

At this time, a number of Owners commented on the work of the gardeners and raised their concerns, which will all be dealt with by the new Council.

### **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 homeowner policy.

**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.

**2010 OPERATING BUDGET**

It was moved, seconded (SL 71/SL 6) to approve the 2010 Operating Budget.

The Property Manager reviewed with the Owners items of income and expense for the past year and answered questions from the floor regarding expenses. Please note there is no increase to maintenance fees for the 2010 Operating Budget.

The question was called and the 2010 Operating Budget PASSED unanimously.

**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 1<sup>st</sup>, 2010 through to and including December 1<sup>st</sup>, 2010);
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.

**ELECTION OF THE 2009/ 10 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:

Dianne Hui	President
Ceciline Goh	Vice President
Francyne Marumo	Treasurer
Bill Smith	Secretary
Sangeeta Allardice	Hall Rental

There being no further nominations, it was moved, seconded (SL 173/SL 189) and carried, to close nominations and the Owners noted above were elected, by majority vote, to serve on the 2009/2010 Strata Council.

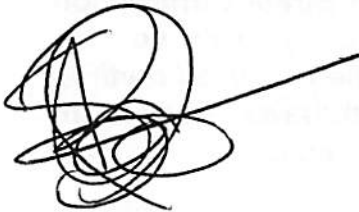
Council met briefly following the meeting and elected Officers as noted above.

**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 8:10 PM on a motion by SL 6.

**The next Council Meeting has been scheduled for Tuesday January 5<sup>th</sup>, 2010 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*)

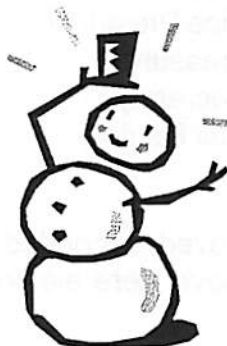
Fax: 604.430.2698

**Direct: 604.629.8760**

Email: [sidema@baysideproperty.com](mailto: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.

***MERRY CHRISTMAS AND A HAPPY NEW YEAR  
FROM BAYSIDE!***



**STRATA CORPORATION NW 58    Year End December 31st**  
**2010 Operating Budget**

<b>RECEIPTS</b>		<b>APPROVED BUDGET 2010</b>
101	Owners' Contributions	453,599.48
103	Interest Income	500.00
104	Daycare Lease Income	13,817.52
<b>TOTAL RECEIPTS</b>		<b>467,917.00</b>
<b>DISBURSEMENTS</b>		
310	Electricity	1,800.00
320	Management Fees	43,295.00
330	Insurance/Insurance Claim	50,000.00
340	Groundskeeper	5,200.00
360	Audit/Legal	5,000.00
380	Appraisal (Year 2 of 3)	
390	Property Taxes & Repairs	2,100.00
391	Daycare Building R/M & Mech	6,000.00
395	Sundry	6,500.00
415	Scavenging/Recycling/Rubbish	13,500.00
425	Equipment/Supplies	3,000.00
435	Repairs/Maintenance	92,000.00
436	Drainage/Waterline Repair	120,000.00
437	Gutter Repairs/Cleaning	15,000.00
445	Landscaping/Tree Mtnc	79,000.00
710	Contingency Reserve	25,522.00
<b>TOTAL DISBURSEMENTS</b>		<b>467,917.00</b>

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

Unit	Strata Lot	Unit Entitlement	Operating	CRF	Monthly Fee
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

**Strata Corporation NW 58**  
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**January 1, 2010 to December 1, 2010 Inclusive**

Unit	Strata Lot	Unit Entitlement	Operating	CRF	Monthly Fee
3312	67	1	188.75	11.25	200.00
3314	68	1	188.75	11.25	200.00
3315	80	1	188.75	11.25	200.00
3316	69	1	188.75	11.25	200.00
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	95	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

**GANYMEDE PLACE**

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

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

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

**ORION PLACE**

8901	118	1	188.75	11.25	200.00
8902	159	1	188.75	11.25	200.00
8903	119	1	188.75	11.25	200.00
8904	160	1	188.75	11.25	200.00
8905	120	1	188.75	11.25	200.00
8906	161	1	188.75	11.25	200.00
8907	121	1	188.75	11.25	200.00
8908	162	1	188.75	11.25	200.00
8909	122	1	188.75	11.25	200.00
8910	163	1	188.75	11.25	200.00
8911	123	1	188.75	11.25	200.00
8912	164	1	188.75	11.25	200.00
8913	124	1	188.75	11.25	200.00
8914	158	1	188.75	11.25	200.00
8915	125	1	188.75	11.25	200.00
8916	157	1	188.75	11.25	200.00
8917	126	1	188.75	11.25	200.00
8918	156	1	188.75	11.25	200.00
8919	127	1	188.75	11.25	200.00
8920	155	1	188.75	11.25	200.00
8922	154	1	188.75	11.25	200.00
8923	128	1	188.75	11.25	200.00
8924	153	1	188.75	11.25	200.00
8925	129	1	188.75	11.25	200.00
8926	152	1	188.75	11.25	200.00
8927	130	1	188.75	11.25	200.00
8928	151	1	188.75	11.25	200.00
8929	131	1	188.75	11.25	200.00
8930	150	1	188.75	11.25	200.00
8931	132	1	188.75	11.25	200.00
8932	149	1	188.75	11.25	200.00
8933	133	1	188.75	11.25	200.00
8934	148	1	188.75	11.25	200.00
8936	147	1	188.75	11.25	200.00
8938	146	1	188.75	11.25	200.00
8940	145	1	188.75	11.25	200.00
8942	144	1	188.75	11.25	200.00
8944	143	1	188.75	11.25	200.00
8946	142	1	188.75	11.25	200.00
8948	141	1	188.75	11.25	200.00
8950	140	1	188.75	11.25	200.00
8952	139	1	188.75	11.25	200.00
8954	138	1	188.75	11.25	200.00
8956	137	1	188.75	11.25	200.00
8958	136	1	188.75	11.25	200.00
8960	135	1	188.75	11.25	200.00
8962	134	1	188.75	11.25	200.00

Totals 189 35673.75 2126.25 37800.00