

**ANNUAL GENERAL MEETING MINUTES
STRATA PLAN LMS 4573 - "THE WESTERLY"
18 JACK MAHONY PLACE & 15 SMOKEY SMITH PLACE
NEW WESTMINSTER, BC**

HELD: Monday, June 20, 2011

PLACE: Centennial Community Centre,
65 East 6th Avenue, New Westminister, BC

MANAGING AGENT: Boon Sim, *Strata Agent, Ascent Real Estate Management Corporation*

REGISTRATION

Upon their arrival, owners signed in next to their strata lot on the registration sheet provided.

CALL TO ORDER

The meeting was called to order at 7:00 p.m.

QUORUM REPORT

Registration confirmed that there were eighteen (18) owners present in person and two (2) owners represented by proxy for a total of twenty (20) eligible voters. This did not meet the quorum requirement of twenty-eight (28), so the meeting was adjourned for half an hour as per the strata corporation's bylaws. After half an hour had passed, the meeting was declared competent to proceed with the business at hand.

The meeting was officially called to order at 7:30 p.m.

As the meeting got underway, two (2) owners arrived late to register, increasing the total present in person or by proxy to twenty-two (22).

PROOF OF NOTICE

The Notice of Call was mailed to all owners on May 30, 2011, which satisfies the requirements of the *Strata Property Act of British Columbia*.

AGENDA

It was moved and seconded to approve the agenda, as presented in the Notice of Call.

MOTION CARRIED UNANIMOUSLY

APPROVAL OF PREVIOUS GENERAL MEETING MINUTES

It was moved and seconded to approve the minutes from the Annual General Meeting held June 16, 2010, as previously distributed.

MOTION CARRIED UNANIMOUSLY

INSURANCE COVERAGE REPORT

The strata agent drew the owners' attention to the Certificate of Insurance that was included in the Notice of Call package. Owners were encouraged to ensure that they have adequate insurance coverage for their contents and any betterments or improvements to their strata lot because the strata corporation's policy only insures units to the original condition of development. They were also encouraged to take a copy of the Certificate of Insurance to their personal insurance provider so that they can ensure that their own policy covers the strata corporation's deductibles.

PRESIDENT'S REPORT

Nicole Geekie summarized and highlighted the council's activities over the course of the past year.

The strata corporation exceeded budgeted amounts predominantly with respect to Repairs and Maintenance (a number of units required repairs after leaks and floods) and Mechanical Maintenance (unexpected, significant repairs to the air exchanger were required).

The installation of timer switches for unit fireplaces has been completed. The credit for the installation costs are still pending from Fortis BC (formerly Terasen Gas).

The lobby and exterior gates have been painted. The fences will be painted shortly.

Council did face significant challenges when having to find a replacement for Jeff's All Maintenance. Klaus from Klaus in the House seems to be a good fit; the work performed to date has been satisfactory.

BUDGET

It was moved and seconded to approve the proposed budget, as presented.

The floor was opened for discussion. The increase in the operating budget was explained to be the result of no longer including the monies collected from owners for the use of their gas fireplaces.

There being no further discussion, a vote was taken and there were twenty-two (22) owners in favour, zero (0) opposed and zero (0) abstentions.

BUDGET APPROVED UNANIMOUSLY

It was moved and seconded to approve the resolution for the operating deficit recovery, as presented:

3/4 VOTE RESOLUTION #1 - OPERATING DEFICIT RECOVERY

***WHEREAS**, a deficit in the amount of \$14,705.46 was realized in the Operating fund as at the end of April 2011, and*

***WHEREAS**, section 105 (2) of the Strata Property Act states that a deficit must be recovered, and*

***WHEREAS**, as at the end of April 2011 the Contingency Reserve Fund held a balance of \$107,905.98, and*

***WHEREAS**, it is being proposed that the required funds be obtained from the Contingency Reserve Fund instead of through a special levy*

BE IT RESOLVED, the owners of strata plan LMS 4573 – "The Westerly", do hereby agree, by a ¾ vote, to transfer \$14,705.46 from the Contingency Reserve Fund to the Operating fund to recover the deficit.

The floor was opened for discussion and it was noted that there was a typo. The Contingency Reserve Fund amount referenced in the preamble should have read \$107,950.98.

There being no further discussion, a vote was taken and there were twenty-two (22) owners in favour, zero (0) opposed and zero (0) abstentions.

MOTION CARRIED UNANIMOUSLY

It was moved and seconded to approve the resolution to amend the strata corporation's bylaws, as presented:

3/4 VOTE RESOLUTION #2 - BYLAW AMENDMENT

WHEREAS, it is being proposed that bylaw 30.1, which states the amount of time required to pass before the owners registered in person or by proxy constitute quorum and a General Meeting may proceed with the business at hand during instances where the requirement for quorum as stated in the Strata Property Act has not been met, be amended;

WHEREAS, the current bylaw reads as follows:

30.1 If within 1/2 hour from the time appointed for an annual or special general meeting, a quorum is not present, the meeting stands adjourned for a further 1/2 hour on the same day and at the same place. If within a further 1/2 hour from the time of the adjournment, a quorum is not present, the eligible voters, present in person or by proxy, constitute a quorum.

This bylaw 30.1 is an alternative to section 48(3) of the Act. This bylaw does not apply to a meeting demanded pursuant to section 43 of the Act and failure to obtain a quorum for a meeting demanded pursuant to section 43 terminates, and does not adjourn, that meeting.

BE IT RESOLVED, the owners of strata plan LMS 4573 – "The Westerly", do hereby agree, by ¾ vote, to reduce the wait time from ½ hour to 15 minutes so that the bylaw reads as follows:

30.1 If within 15 minutes from the time appointed for an annual or special general meeting, a quorum is not present, the meeting stands adjourned for a further 15 minutes on the same day and at the same place. If from the time of the adjournment, a quorum is not present, the eligible voters, present in person or by proxy shall constitute a quorum.

This bylaw 30.1 is an alternative to section 48(3) of the Act. This bylaw does not apply to a meeting demanded pursuant to section 43 of the Act and failure to obtain a quorum for a meeting demanded pursuant to section 43 terminates, and does not adjourn, that meeting.

There being no questions or comments, a vote was taken and there were twenty-two (22) in favour, zero (0) opposed and zero (0) abstentions.

MOTION CARRIED UNANIMOUSLY

NEW BUSINESS

1. **Fascia Boards & Gutter Exteriors:** An owner requested that the new council consider having the fascia boards and gutter exteriors cleaned.
2. **Garbage Cans & Recycling:** Owners requested that the new council consider installing garbage cans in the elevator lobbies and that a sign be made to clarify that the mail/flyer recycling bin is not to be used for waste.
3. **Security:** The new council was asked to look into installing video cameras around the complex to improve security.
4. **Move In/Out Fee:** Owners discussed the fee charged for move ins/outs and a majority of owners indicated a desire to see the fee increased.
5. **Overgrown Tree:** An owner requested that the new council consider having a landscaper trim and prune the overgrown Lilac tree near the front lobby of the building.
6. **Bike Storage/Racks:** The new council will try to find/designate extra space to store bikes and they will make a sign-up sheet available to owners who would be interested in having a bike rack installed in their parking stall.

ELECTION OF STRATA COUNCIL

Prior to the election of a new strata council, the owners thanked the current members of council for their efforts and contributions over the past year.

The following owners were nominated and agreed to stand on council for the 2011/2012 term:

Nicole Geekie	Greg Hamm	Diane Elder	Karen Seeley
Nancy Milliken	Ed Lofeudo	Patricia Kooy	

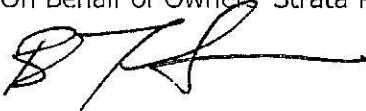
There being no further nominations, it was moved and seconded to close the nominations and to declare those nominated elected by acclamation.

MOTION CARRIED UNANIMOUSLY

ADJOURNMENT

There being no further business, the meeting was adjourned at 8:00 p.m.

Ascent Real Estate Management Corporation
Managing Agents
On Behalf of Owners' Strata Plan LMS 4573



Boon Sim
Strata Agent
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BS/mm

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