



# AWM-ALLIANCE REAL ESTATE GROUP LTD.

March 13<sup>th</sup>, 2009

## Notice of Annual General Meeting Owners, Strata Plan BCS 1345 "One University Crescent"

**To Be Held On:** Wednesday, April 1<sup>st</sup>, 2009

**Time:** 7:00 p.m. (Registration will begin @ 6:45 p.m.)

**Place:** **\*\*PLEASE NOTE THE MEETING LOCATION\*\***  
Lounge-9390, University Crescent, Burnaby, B.C.

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An Agenda for this meeting along with some notes concerning voting procedures is enclosed herewith. Please read this material prior to the meeting and bring it with you to the meeting for reference.

1. **QUORUM:** In order to conduct business at a General Meeting at least thirty-three percent (33%) of the persons entitled to vote must be present in person or by proxy. If at the time appointed for the General Meeting a quorum is not present, the meeting shall continue ½ hour later with the persons that are entitled to vote, and those present shall constitute a quorum.
2. **VOTING:** No Owner is entitled to vote unless all contributions in respect to his Strata Lot have been duly paid. If you are unsure as to the status of your account, please contact the accounting department @ AWM – Alliance Real Estate Group Ltd. No payments will be received at the meeting.
3. **PROXIES:** An instrument appointing a proxy shall be in writing under the hand of his appointee or his attorney. A proxy need not be an Owner. A proxy form is attached.

\*\*\*We would also like to invite all Owners after the meeting for a social gathering and a chance to meet your neighbours. Further details will be circulated prior to the meeting.\*\*\*

"Please bring this notice to the meeting"



# **AWM-ALLIANCE REAL ESTATE GROUP LTD.**

## **ANNUAL GENERAL MEETING**

**Wednesday, April 1<sup>st</sup>, 2009 at 7:00pm**

**Registration will begin at 6:45pm**

### **AGENDA**

1. **Call Meeting to Order**
2. **Certification of Proxies**
3. **Certification of Quorum**
4. **File Proof of Notice of Meeting**
5. **Approval of the agenda**
6. **Certificate of Insurance**
7. **Approval of minutes from last General meeting: April 1<sup>st</sup>, 2008.**
8. **Approval of Annual budget for 2009/2010.**
9. **Approval of  $\frac{3}{4}$  Vote Resolution – Deficit Recovery**
10. **Approval of  $\frac{3}{4}$  Vote Resolution – Bylaw Amendments**
11. **Election of Council (Minimum of 3 – Maximum of 7)**
12. **New business**
13. **Adjournment: 9:00 p.m.**

**AWM – Alliance Real Estate Group Ltd.**



J.T. Insurance Services

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## Certificate of Insurance

Main Floor, London Place, 1177 Hornby Street, Vancouver, B.C. Canada V6Z 2E9 Telephone: (604) 684-7291 Facsimile: (604) 684-6300

**\*Revised\* Certificate Number: JT 1005674**

**Certificate issued to:** The Owners of Strata Plan BCS1345  
c/o AWM-Alliance Real Estate Group Ltd.  
Suite 540 – 220 Cambie Street  
Vancouver, BC V6B 2M9

**Named Insured:** The Owners of Strata Plan BCS1345

**Insured Operations:** Building Ownership **Premium/Fee:** As agreed

**Effective Date:** July 2, 2008 (Both dates as at 12:01 A.M. at the  
**Expiry Date:** July 2, 2009 address of the Named Insured.)

**Covering:** 9300 – 9390 University Crescent, Burnaby, BC V5A 4X9

\$ 41,968,800	Building
Full Value	Equipment Breakdown
\$ 10,000	Equipment/Stock at unnamed locations including Trade Shows
\$ 2,500	Parcel Post
\$ 10,000	Transit
\$ 1,000	Sales Person
\$ 1,000	Personal Property of Officers
\$ 5,000	Building Damage by Theft
Included	Contingent By-Laws
\$ 1,000	Growing Plants
Replacement Cost	Glass Ground Floor
\$ 10,000	Preparation Proof of Loss
\$ 25,000	Electronic Equipment – Hardware
\$ 25,000	Off Premises Power Interruption & Software
\$ 5,000	Exterior Signs
\$ 10,000	Pollution Clean-up
\$ 500,000	Newly Acquired Buildings
\$ 500,000	Newly Acquired Stock/Equipment
\$ 500,000	Buildings in Course of Construction
\$ 10,000	Extra Expense
\$ 25,000	Accounts Receivable
\$ 25,000	Valuable Papers
Basis of Settlement	Brands and Labels
\$ 25,000	Fire Department Charges
\$ 10,000	Consequential Loss Assumption/Off Premises Power Interruption
\$ 10,000	Off Premises Power-Business Interruption
\$ 10,000	Contingent Business Interruption
\$ 10,000	Installation Floater
\$ 25,000	Automatic Fire Suppression Recharge Expense
\$ 5,000	Master Key Coverage
\$ 10,000	Fine Arts
\$ 10,000,000	Commercial General Liability – Occurrence
\$ 10,000,000	Personal Injury Liability
\$ 100,000	Tenants Legal Liability
\$ 25,000	Medical Payments
\$ 2,000,000	Directors & Officers Liability
\$ 100,000	Volunteers – Accidental Death and Dismemberment
\$ 5,000	Volunteers – Accident Reimbursement Expense
\$ 5,000	Volunteers – Accidental Dental Expense



## J.T. Insurance Services

**Conditions:**

Property:	All Risks, Replacement Cost (except Stock ACV), 90% Coinsurance, including Sewer Back-up and Water Damage, Earthquake, Flood, Blanket By-laws, Blanket Glass
Liability:	Occurrence Basis
All Coverages:	Terrorism Exclusion, E-Commerce (Data) Exclusion, Asbestos Exclusion and Mould/Fungi Exclusions

**Deductibles:**

All Losses	\$ 2,500
Sewer Back-Up	\$ 5,000
Water Damage	\$ 5,000
Liability	\$ 1,000
Flood	\$ 10,000
Earthquake	10% (minimum \$ 50,000)
Tenant's Legal Liability	\$ 1,000
Equipment Breakdown	\$ 1,000

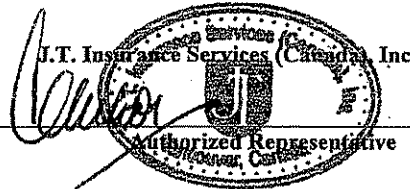
**Insurer(s):** As per list of insurers on file with J.T. Insurance Services (Canada), Inc.

Subject otherwise to the usual printed clauses and conditions on the Policies of the Underwriters and/or Companies with whom Insurance is effected. This document is evidence the insurance described above has been effected, against which Underwriters Certificates or Policies will be duly issued. Immediate advice must be given of any discrepancies, inaccuracies or necessary changes. This summary is issued for convenient reference only. Please consult policies for details of coverage as all of the terms and conditions contained in the policy are not modified or amended by this certificate. These statements have been made in good faith and are a summary of the insurance coverage in force (which is subject to the full terms and conditions of the policy). We accept no responsibility for any inadvertent or negligent act, error or omission on our part in preparing these statements or for any loss, damage or expense thereby occasioned to any recipient of this certificate.

**Issue Date:** July 2, 2008

c&oe  
JB

Per: \_\_\_\_\_



**SCHEDULE A:  
CONTINGENCY AND OPERATING  
FUND OVERVIEW**

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**Contingency Reserve Fund**

Opening Balance:	
February 1, 2009	\$130,777
Less: Projected Capital Expenses for fiscal year (as per proposed 3/4 Vote Resolutions)	\$0
Balance Remaining:	<u>\$130,777</u>
Add: Owner contributions for current fiscal year (as per proposed budget)	\$50,180
Projected Closing Balance:	
January 31, 2010	<u><u>\$180,957</u></u>

**Operating Fund**

Opening Balance:	
February 1, 2009	(\$10)
Add: Owner contributions for current fiscal year (excluding Contingency contributions)	\$460,600
Other Revenue (as per proposed budget)	\$41,200
Subtotal:	<u>\$501,790</u>
Less: Projected Expenses for fiscal year (excluding Contingency expense)	(\$501,800)
Projected Closing Balance:	
January 31, 2010	<u><u>(\$10)</u></u>

\* Above projections do not include all accrued liabilities or payables as unable to be confirmed at the time of completion

# ANNUAL CONTRACTS AND SERVICES

ITEM	DETAILS	BUDGET
Audit/Accounting	Allowance for an audit to be completed annually.	2,000
General Meetings	Cover costs for an annual general meeting.	500
Communications	Coverage for phone and enterphone costs, including site phones.	10,500
Insurance/Appraisal	Annual Insurance premium for the common property.	45,000
Management fees	Management services based on current market rates plus GST.	29,900
Concierge/Building Manager	Costs for the on-site concierge/building manager.	45,000
Administration	Photocopying/Postage and other administration costs.	8,000
Legal	Allowance for legal costs.	1,500
Monitoring Services	Monitoring costs for the fire panel.	1,200
Elevator	Monthly elevator service contracted with Richmond Elevator.	30,000
Electricity	Allowance for electricity costs, based on current market rates.	52,500
Extermination	Monthly pest control services for the common property.	1,200
Garage Gate	Allowance for miscellaneous gate repairs.	2,500
Janitorial Services	Common property cleaning contracted with Clean-Tech.	40,000
Natural Gas	Allowance for gas costs, based on current market rates.	70,000
Leasing Expenses	Cost of the lease for the security/enterphone systems.	43,000
Repairs & Maintenance	Based on detailed breakdown below.	22,000
Repairs-Mechanical Systems	Quarterley service comleted by Keith's Pluminb, and misc. repairs.	22,000
Building Envelope	Allowance for required exterior preventative maintenance.	9,500
Garbage Removal/Recycling	Costs for additional garbage pick-ups.	2,500
Supplies/Equip/Concierge Stn.	Allowance for miscellaneous building supplies.	2,500
Window Cleaning	Cleaning of inaccessible windows being cleaned 1/year.	8,500
Fire Equipment Inspection	Allowance for the annual fire inspection.	5,000
Gardening	Contract with Keeping It Green Landscaping for the garden beds.	30,000
Snow Clearing	Allowance for snow removal.	15,000
Irrigation	Costs for the start-up and winterization of the irrigation system.	1,000
Recreation Expenses	Service and repair costs for the fitness equipment.	1,000

<i>Repairs and Maintenance Includes</i>		
Dryer Vent Cleaning	Annual service	3,700
Power Washing	Cleaning of gutters annually	6,500
Interior Painting	Allowance for annual interior painting program.	3,500
Lock and Door Repairs	Allowance for security and door improvements/repairs	1,500
Carpet Cleaning	Annual Cleaning of the carpets.	1,800
General Repairs	General repairs/Insurance Claim/Emergency	5,000

22,000

**ONE UNIVERSITY CRESCENT - BCS 1345**

**PROPOSED BUDGET**

**FEBRUARY 1, 2009 - JANUARY 31, 2010**

4.64%

**INCOME**

	<b>2008/2009 BUDGET</b>	<b>2008/2009 ACTUAL FEB. 1'08-JAN. 31'09</b>	<b>PROPOSED 2009/2010 BUDGET</b>
Strata Maintenance Income	\$488,130	\$488,192	\$510,780
Late Fee/NSF/Move-In Income	1,500	2,950	2,500
Interest Income	2,500	477	2,500
Antenna Revenue	35,200	24,800	35,200
Other Income	1,000	2,515	1,000
<b>Total Income (Received)</b>	<b>\$528,330</b>	<b>\$518,935</b>	<b>\$551,980</b>

**EXPENSES (PER ANNUM)**

Audit/Accounting	\$2,000	-\$1,800	\$2,000
General Meetings	500	0	500
Communications	10,500	10,658	10,500
Insurance/Appraisal	38,000	40,410	45,000
Management fees	29,900	29,899	29,900
Concierge/Building Manager	42,000	46,776	45,000
Administration	8,000	7,704	8,000
Legal	2,500	902	1,500
Monitoring Services	1,200	1,883	1,200
Elevator	35,000	26,638	30,000
Electricity	47,000	50,945	52,500
Extermination	1,200	1,216	1,200
Garage Gate	2,500	1,670	2,500
Janitorial Services	40,000	38,781	40,000
Natural Gas	62,000	84,748	70,000
Leasing Expenses	43,000	46,165	43,000
Repairs & Maintenance	26,000	16,351	22,000
Repairs-Mechanical Systems	16,000	57,316	22,000
Building Envelope	9,500	0	9,500
Garbage Removal/Recycling	2,500	3,334	2,500
Supplies/Equip/Concierge Stn.	1,500	7,296	2,500
Window Cleaning	7,500	8,000	8,500
Fire Equipment Inspection	5,000	6,203	5,000
Gardening	35,000	26,915	30,000
Snow Clearing	10,000	7,164	15,000
Irrigation	1,000	794	1,000
Recreation Expenses	1,000	924	1,000
<b>Sub Total of Expenses</b>	<b>\$480,300</b>	<b>\$520,893</b>	<b>\$501,800</b>
Contingency Contribution	48,030	48,030	50,180
<b>Total Contingency Expense</b>	<b>\$48,030</b>	<b>\$48,030</b>	<b>\$50,180</b>
<b>Total Operating Expenses</b>	<b>\$528,330</b>	<b>\$568,923</b>	<b>\$551,980</b>
Net Income (Loss)	\$0	(\$49,988)	\$0

**ONE UNIVERSITY CRESCENT - BCS 1345**  
**PROPOSED MAINTENANCE FEES**  
**FEBRUARY 1, 2009 - JANUARY 31, 2010**

Unit	Strata Lot	U.E.	Operating Contribution	Contingency Contribution	Total Maintenance Fee
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**9300 University Crescent**

100	11	136	\$406.55	\$44.29	\$450.84
101	47	92	\$275.02	\$29.96	\$304.98
102	12	160	\$478.30	\$52.11	\$530.40
300	58	120	\$358.72	\$39.08	\$397.80
301	60	91	\$272.03	\$29.64	\$301.67
302	59	106	\$316.87	\$34.52	\$351.39
400	68	111	\$331.82	\$36.15	\$367.97
401	70	82	\$245.13	\$26.71	\$271.83
402	69	106	\$316.87	\$34.52	\$351.39
500	78	110	\$328.83	\$35.82	\$364.65
501	80	82	\$245.13	\$26.71	\$271.83
502	79	106	\$316.87	\$34.52	\$351.39
600	88	110	\$328.83	\$35.82	\$364.65
601	90	82	\$245.13	\$26.71	\$271.83
602	89	106	\$316.87	\$34.52	\$351.39
700	97	110	\$328.83	\$35.82	\$364.65
701	99	82	\$245.13	\$26.71	\$271.83
702	98	106	\$316.87	\$34.52	\$351.39
800	104	110	\$328.83	\$35.82	\$364.65
801	106	82	\$245.13	\$26.71	\$271.83
802	105	106	\$316.87	\$34.52	\$351.39
900	109	110	\$328.83	\$35.82	\$364.65
901	111	82	\$245.13	\$26.71	\$271.83
902	110	106	\$316.87	\$34.52	\$351.39
1000	112	179	\$535.09	\$58.30	\$593.39
1001	113	154	\$460.36	\$50.15	\$510.51

**9310 University Crescent**

100	9	136	\$406.55	\$44.29	\$450.84
101	10	167	\$499.22	\$54.39	\$553.61
300	56	111	\$331.82	\$36.15	\$367.97
301	57	110	\$328.83	\$35.82	\$364.65
400	66	111	\$331.82	\$36.15	\$367.97
401	67	110	\$328.83	\$35.82	\$364.65
500	76	111	\$331.82	\$36.15	\$367.97



**ONE UNIVERSITY CRESCENT - BCS 1345**  
**PROPOSED MAINTENANCE FEES**  
**FEBRUARY 1, 2009 - JANUARY 31, 2010**

<b>Unit</b>	<b>Strata Lot</b>	<b>U.E.</b>	<b>Operating Contribution</b>	<b>Contingency Contribution</b>	<b>Total Maintenance Fee</b>
<b>501</b>	77	110	\$328.83	\$35.82	<b>\$364.65</b>
<b>600</b>	86	111	\$331.82	\$36.15	<b>\$367.97</b>
<b>601</b>	87	110	\$328.83	\$35.82	<b>\$364.65</b>
<b>700</b>	95	111	\$331.82	\$36.15	<b>\$367.97</b>
<b>701</b>	96	110	\$328.83	\$35.82	<b>\$364.65</b>
<b>800</b>	102	111	\$331.82	\$36.15	<b>\$367.97</b>
<b>801</b>	103	110	\$328.83	\$35.82	<b>\$364.65</b>
<b>900</b>	107	179	\$535.09	\$58.30	<b>\$593.39</b>
<b>901</b>	108	110	\$328.83	\$35.82	<b>\$364.65</b>

**9320 University Crescent**

<b>100</b>	7	136	\$406.55	\$44.29	<b>\$450.84</b>
<b>101</b>	8	167	\$499.22	\$54.39	<b>\$553.61</b>
<b>300</b>	54	111	\$331.82	\$36.15	<b>\$367.97</b>
<b>301</b>	55	111	\$331.82	\$36.15	<b>\$367.97</b>
<b>400</b>	64	111	\$331.82	\$36.15	<b>\$367.97</b>
<b>401</b>	65	111	\$331.82	\$36.15	<b>\$367.97</b>
<b>500</b>	74	111	\$331.82	\$36.15	<b>\$367.97</b>
<b>501</b>	75	111	\$331.82	\$36.15	<b>\$367.97</b>
<b>600</b>	84	111	\$331.82	\$36.15	<b>\$367.97</b>
<b>601</b>	85	111	\$331.82	\$36.15	<b>\$367.97</b>
<b>700</b>	93	111	\$331.82	\$36.15	<b>\$367.97</b>
<b>701</b>	94	110	\$328.83	\$35.82	<b>\$364.65</b>
<b>800</b>	100	180	\$538.08	\$58.62	<b>\$596.71</b>
<b>801</b>	101	110	\$328.83	\$35.82	<b>\$364.65</b>

**9330 University Crescent**

<b>100</b>	6	136	\$406.55	\$44.29	<b>\$450.84</b>
<b>101</b>	46	91	\$272.03	\$29.64	<b>\$301.67</b>
<b>102</b>	5	160	\$478.30	\$52.11	<b>\$530.40</b>
<b>200</b>	50	119	\$355.73	\$38.76	<b>\$394.49</b>
<b>201</b>	48	90	\$269.04	\$29.31	<b>\$298.35</b>
<b>202</b>	49	107	\$319.86	\$34.85	<b>\$354.71</b>
<b>300</b>	53	111	\$331.82	\$36.15	<b>\$367.97</b>
<b>301</b>	51	82	\$245.13	\$26.71	<b>\$271.83</b>
<b>302</b>	52	106	\$316.87	\$34.52	<b>\$351.39</b>
<b>400</b>	63	111	\$331.82	\$36.15	<b>\$367.97</b>
<b>401</b>	61	82	\$245.13	\$26.71	<b>\$271.83</b>

**ONE UNIVERSITY CRESCENT - BCS 1345**  
**PROPOSED MAINTENANCE FEES**  
**FEBRUARY 1, 2009 - JANUARY 31, 2010**

Unit	Strata Lot	U.E.	Operating Contribution	Contingency Contribution	Total Maintenance Fee
402	62	106	\$316.87	\$34.52	\$351.39
500	73	111	\$331.82	\$36.15	\$367.97
501	71	82	\$245.13	\$26.71	\$271.83
502	72	106	\$316.87	\$34.52	\$351.39
600	83	111	\$331.82	\$36.15	\$367.97
601	81	82	\$245.13	\$26.71	\$271.83
602	82	106	\$316.87	\$34.52	\$351.39
700	91	154	\$460.36	\$50.15	\$510.51
701	92	110	\$328.83	\$35.82	\$364.65

**9370 University Crescent**

100	3	131	\$391.61	\$42.66	\$434.27
101	14	91	\$272.03	\$29.64	\$301.67
102	4	160	\$478.30	\$52.11	\$530.40
300	21	118	\$352.74	\$38.43	\$391.17
301	23	95	\$283.99	\$30.94	\$314.93
302	22	106	\$316.87	\$34.52	\$351.39
400	29	109	\$325.84	\$35.50	\$361.34
401	31	82	\$245.13	\$26.71	\$271.83
402	30	106	\$316.87	\$34.52	\$351.39
500	36	109	\$325.84	\$35.50	\$361.34
501	38	82	\$245.13	\$26.71	\$271.83
502	37	106	\$316.87	\$34.52	\$351.39
600	41	109	\$325.84	\$35.50	\$361.34
601	43	82	\$245.13	\$26.71	\$271.83
602	42	106	\$316.87	\$34.52	\$351.39
700	44	176	\$526.13	\$57.32	\$583.45
701	45	154	\$460.36	\$50.15	\$510.51

**9380 University Crescent**

100	1	131	\$391.61	\$42.66	\$434.27
101	2	162	\$484.28	\$52.76	\$537.04
300	19	110	\$328.83	\$35.82	\$364.65
301	20	109	\$325.84	\$35.50	\$361.34
400	27	109	\$325.84	\$35.50	\$361.34
401	28	109	\$325.84	\$35.50	\$361.34
500	34	109	\$325.84	\$35.50	\$361.34
501	35	109	\$325.84	\$35.50	\$361.34

**ONE UNIVERSITY CRESCENT - BCS 1345**  
**PROPOSED MAINTENANCE FEES**  
**FEBRUARY 1, 2009 - JANUARY 31, 2010**

<b>Unit</b>	<b>Strata Lot</b>	<b>U.E.</b>	<b>Operating Contribution</b>	<b>Contingency Contribution</b>	<b>Total Maintenance Fee</b>
<b>600</b>	39	177	\$529.12	\$57.64	<b>\$586.76</b>
<b>601</b>	40	109	\$325.84	\$35.50	<b>\$361.34</b>

**9390 University Crescent**

<b>100</b>	13	99	\$295.95	\$32.24	<b>\$328.19</b>
<b>200</b>	15	119	\$355.73	\$38.76	<b>\$394.49</b>
<b>300</b>	18	109	\$325.84	\$35.50	<b>\$361.34</b>
<b>301</b>	16	82	\$245.13	\$26.71	<b>\$271.83</b>
<b>302</b>	17	106	\$316.87	\$34.52	<b>\$351.39</b>
<b>400</b>	26	109	\$325.84	\$35.50	<b>\$361.34</b>
<b>401</b>	24	82	\$245.13	\$26.71	<b>\$271.83</b>
<b>402</b>	25	106	\$316.87	\$34.52	<b>\$351.39</b>
<b>500</b>	32	154	\$460.36	\$50.15	<b>\$510.51</b>
<b>501</b>	33	108	\$322.85	\$35.17	<b>\$358.02</b>
<b>Sub-Total</b>		<b>12,840</b>	<b>\$38,383.33</b>	<b>\$4,181.67</b>	<b>\$42,565.00</b>
<b>Total Annual Fees</b>			<b>\$460,600.00</b>	<b>\$50,180.00</b>	<b>\$510,780.00</b>



## AWM-ALLIANCE REAL ESTATE GROUP LTD.

### 3/4 VOTE RESOLUTION #1 – DEFICIT RECOVERY

To approve a 3/4 vote resolution to be passed by the Owners of the Strata Corporation BCS 1345 on April 1<sup>st</sup>, 2009.

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#### **Be It Resolved:**

By the Owners of Strata Plan BCS 1345 to approve that the Strata Corporation recovers the costs of the deficit totaling: \$49,988.02 for the 2008/2009 fiscal year by way of a Special Assessment assessed to each Owner by unit entitlement. The deficit was a result of overages relating to the mechanical maintenance required and increases in the natural gas consumption for the year. These will be reviewed further at the AGM.

The Special Assessment would be due **May 1<sup>st</sup>, 2009** with payment options to be discussed at the meeting. A copy of the Special Assessment schedule is attached for your reference.

This resolution was approved and passed on \_\_\_\_\_, 2009.

\_\_\_\_\_  
Council Member Signature

\_\_\_\_\_  
Council Member Signature

**ONE UNIVERSITY CRESCENT - BCS 1345**  
**PROPOSED ASSESSMENT FEES**  
**DUE MAY 1ST, 2009**

Unit	Strata Lot	U.E.	Total Special Assessment
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**9300 University Crescent**

100	11	136	\$529.47
101	47	92	\$358.17
102	12	160	\$622.90
300	58	120	\$467.18
301	60	91	\$354.28
302	59	106	\$412.67
400	68	111	\$432.14
401	70	82	\$319.24
402	69	106	\$412.67
500	78	110	\$428.25
501	80	82	\$319.24
502	79	106	\$412.67
600	88	110	\$428.25
601	90	82	\$319.24
602	89	106	\$412.67
700	97	110	\$428.25
701	99	82	\$319.24
702	98	106	\$412.67
800	104	110	\$428.25
801	106	82	\$319.24
802	105	106	\$412.67
900	109	110	\$428.25
901	111	82	\$319.24
902	110	106	\$412.67
1000	112	179	\$696.87
1001	113	154	\$599.54

**9310 University Crescent**

100	9	136	\$529.47
101	10	167	\$650.16
300	56	111	\$432.14
301	57	110	\$428.25
400	66	111	\$432.14
401	67	110	\$428.25
500	76	111	\$432.14

**ONE UNIVERSITY CRESCENT - BCS 1345**  
**PROPOSED ASSESSMENT FEES**  
**DUE MAY 1ST, 2009**

Unit	Strata Lot	U.E.	Total Special Assessment
501	77	110	\$428.25
600	86	111	\$432.14
601	87	110	\$428.25
700	95	111	\$432.14
701	96	110	\$428.25
800	102	111	\$432.14
801	103	110	\$428.25
900	107	179	\$696.87
901	108	110	\$428.25

**9320 University Crescent**

100	7	136	\$529.47
101	8	167	\$650.16
300	54	111	\$432.14
301	55	111	\$432.14
400	64	111	\$432.14
401	65	111	\$432.14
500	74	111	\$432.14
501	75	111	\$432.14
600	84	111	\$432.14
601	85	111	\$432.14
700	93	111	\$432.14
701	94	110	\$428.25
800	100	180	\$700.77
801	101	110	\$428.25

**9330 University Crescent**

100	6	136	\$529.47
101	46	91	\$354.28
102	5	160	\$622.90
200	50	119	\$463.28
201	48	90	\$350.38
202	49	107	\$416.57
300	53	111	\$432.14
301	51	82	\$319.24
302	52	106	\$412.67
400	63	111	\$432.14
401	61	82	\$319.24

**ONE UNIVERSITY CRESCENT - BCS 1345**  
**PROPOSED ASSESSMENT FEES**  
**DUE MAY 1ST, 2009**

Unit	Strata Lot	U.E.	Total Special Assessment
402	62	106	\$412.67
500	73	111	\$432.14
501	71	82	\$319.24
502	72	106	\$412.67
600	83	111	\$432.14
601	81	82	\$319.24
602	82	106	\$412.67
700	91	154	\$599.54
701	92	110	\$428.25

**9370 University Crescent**

100	3	131	\$510.00
101	14	91	\$354.28
102	4	160	\$622.90
300	21	118	\$459.39
301	23	95	\$369.85
302	22	106	\$412.67
400	29	109	\$424.35
401	31	82	\$319.24
402	30	106	\$412.67
500	36	109	\$424.35
501	38	82	\$319.24
502	37	106	\$412.67
600	41	109	\$424.35
601	43	82	\$319.24
602	42	106	\$412.67
700	44	176	\$685.19
701	45	154	\$599.54

**9380 University Crescent**

100	1	131	\$510.00
101	2	162	\$630.69
300	19	110	\$428.25
301	20	109	\$424.35
400	27	109	\$424.35
401	28	109	\$424.35
500	34	109	\$424.35
501	35	109	\$424.35

**ONE UNIVERSITY CRESCENT - BCS 1345**  
**PROPOSED ASSESSMENT FEES**  
**DUE MAY 1ST, 2009**

<b>Unit</b>	<b>Strata Lot</b>	<b>U.E.</b>	<b>Total Special Assessment</b>
<b>600</b>	39	177	<b>\$689.09</b>
<b>601</b>	40	109	<b>\$424.35</b>

**9390 University Crescent**

<b>100</b>	13	99	<b>\$385.42</b>
<b>200</b>	15	119	<b>\$463.28</b>
<b>300</b>	18	109	<b>\$424.35</b>
<b>301</b>	16	82	<b>\$319.24</b>
<b>302</b>	17	106	<b>\$412.67</b>
<b>400</b>	26	109	<b>\$424.35</b>
<b>401</b>	24	82	<b>\$319.24</b>
<b>402</b>	25	106	<b>\$412.67</b>
<b>500</b>	32	154	<b>\$599.54</b>
<b>501</b>	33	108	<b>\$420.46</b>
<b>Sub-Total</b>		<b>12,840</b>	<b>\$49,988.02</b>
<b>Total Annual Fees</b>			





## AWM-ALLIANCE REAL ESTATE GROUP LTD.

### 3/4 VOTE RESOLUTION #2 – BYLAW AMENDMENTS

To approve a 3/4 vote resolution to be passed by the Owners of the Strata Corporation BCS 1345 on April 1<sup>st</sup>, 2009.

\*\*\*\*\*

#### **Be It Resolved:**

By the Owners of Strata Plan BCS 1345 to approve that the Strata Corporation amend the current registered bylaws with the bylaw amendments attached.

This resolution was approved and passed on \_\_\_\_\_, 2009.

\_\_\_\_\_  
Council Member Signature

\_\_\_\_\_  
Council Member Signature

## PROPOSED BYLAWS

### **Current Bylaw:**

#### **35. Exterior Appearance**

(1) No signs, fences, gates, billboards, placards, advertising or notices of any kind shall be erected or displayed on the common property or the strata lot without prior written approval by the strata council.

(2) No awning, shade screen, smoke stack, satellite dish, radio or television antenna shall be hung from or attached to the exterior of the strata lot, without prior written consent of the strata council.

(3) No laundry, clothing, bedding, or other articles shall be hung or displayed from windows, patios, or other parts of the strata lot so that they are visible from the outside.

(4) Draperies or window coverings that are visible from the exterior of any strata lot shall be cream or white in colour.

(5) Balconies and terraces may be used for patio furniture and plants; they may not be used for storage of household articles, food, athletic equipment, bicycles, luggage or any other goods.

### **Proposed Changes (noted in bold below):**

#### **35. Exterior Appearance**

(1) No signs, fences, gates, billboards, placards, advertising or notices of any kind shall be erected or displayed on the common property or the strata lot without prior written approval by the strata council.

(2) No awning, shade screen, smoke stack, satellite dish, radio or television antenna shall be hung from or attached to the exterior of the strata lot, without prior written **approval by the strata council. Portable satellite dishes that are not attached to the building, whose diameter is less than 60 cm, and whose colour is grey are permitted, if placed wholly within the confines of the balcony of the strata lot.**

(3) No laundry, clothing, bedding, or other articles shall be hung or displayed from windows, patios, or other parts of the strata lot so that they are visible from the outside.

(4) Draperies or window coverings that are visible from the exterior of any strata lot shall be cream or white in colour.

(5) Balconies and terraces may be used for patio furniture, **including portable barbeques in conformity with Bylaw 32 (2),** and plants; they may not be used for storage of **appliances,** household articles, food, athletic equipment, bicycles, luggage or any other goods.

**Bylaw 9 (1) noted below to be removed, and replaced by the Standard within the Strata Property Act.**

**9 Council size**

- (1) the council must have seven members.



# AWM-ALLIANCE REAL ESTATE GROUP LTD.

AWM – Alliance Real Estate Group Ltd.

## PROXY FORM

### "ONE UNIVERSITY CRESCENT" STRATA PLAN BCS 1345

I/We \_\_\_\_\_ are the registered Owners of Unit \_\_\_\_\_ at 9300/9310/9320/9330/9370/9380/9390 University Crescent, Burnaby, BC. Strata Lot \_\_\_\_\_ and we hereby appoint \_\_\_\_\_ or failing him/her \_\_\_\_\_ to vote on my/our behalf at the General Meeting to be held at 7:00 p.m. on Wednesday, April 1<sup>st</sup>, 2008 @ the Lounge-9390 University Crescent, Burnaby, B.C.

VOTING	YES	NO	PROXY DISCRETION
Proposed Budget 2009/2010			
$\frac{3}{4}$ Vote Resolution #1-Deficit Recovery			
$\frac{3}{4}$ Vote Resolution #2-Bylaw Amendments			

(PLEASE CHECK A BOX AS YOU WISH TO VOTE)

Signed;

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Date

**PLEASE FILL OUT THIS BALLOT FORM COMPLETELY BEFORE SIGNING IT.**