
MINUTES OF THE ANNUAL GENERAL MEETING
TAPESTRY - STRATA PLAN BCS 2645
April 18, 2011

Held at 7:00 p.m. in the Community Room at the Tapestry
2821 Heather Street, Vancouver, BC

CALLING THE MEETING TO ORDER

Of the 230 residential owners eligible to vote there were 57 present in person or by proxy and of the 2 commercial owners present to vote there were 2 owners present. Since at 7:00 PM the condition of quorum was not met, therefore the meeting was adjourned for 15 minutes pursuant to Section 5.6 of the Bylaws.

At 7:15 PM there were 57 residential owners and 2 commercial owners present in person or by proxy and subject to Section 5.6 of the Bylaws, having established a quorum, the Meeting was called to order at 7:15 pm.

APPOINTMENT OF CHAIR OF THE MEETING

It was **moved** and **seconded** to have Grant Hastings to act as Chair of the meeting.
Motion Carried.

NOTICE OF MEETING

The proxies were deemed to be certified and the proof of Notice of Meeting was confirmed.

APPROVAL OF THE AGENDA

It was **moved** and **seconded** to adopt the Agenda of the Meeting as circulated. **Motion Carried.**

REPORT ON STRATA INSURANCE

Copies of the insurance coverage were provided to the Owners. The renewal policy is effective April 1, 2011. Owners are advised to consult with an insurance broker to ensure that they are fully covered.

The insurance covers all common property and all fixtures that were installed by the developer, excluding items that can easily be removed without causing damage. Owners require Strata Council permission to alter any insured fixtures within their strata lot such as replacing flooring or cupboards. Furthermore, an owner would be required to obtain their own insurance to cover the alterations. Owners can also obtain insurance to cover the cost of an insurance deductible should they be found responsible for a repair.

An owner may be responsible for the costs of repairs inside their own unit, no matter the source of the damage if the cost of repairs is below the insurance deductible. Also, an owner may be responsible for the costs of repairs or the deductible when the cause of

Page 2

the damage emanates from within their unit whether it is by accident, neglect or real intent.

APPROVAL OF THE MINUTES OF THE 2010 ANNUAL GENERAL MEETING

It was **moved** and **seconded** to approve the minutes of the April 19 2010 Annual General Meeting as circulated. **Motion Carried.**

APPROVAL OF THE 2010/2011 OPERATING BUDGET

The budget was presented to the owners. An owner asked why the windows will be cleaned twice a year rather than just once per year. The Strata Council explained that owners from many locations in the building have complained about the cleanliness of the windows. It was also noted that ongoing construction in the neighborhood will cause a lot of dust to settle on the windows and that keeping the windows clean will increase the asset value of the property.

It was **moved** and **seconded** to amend the residential budget by reducing the prior years' surplus from \$71,027 to \$66,140, and to reduce the insurance from \$66,500 to \$61,500. The amendment would not affect the proposed fees. **Motion Carried**

It was **moved** and **seconded** to approve the Residential Budget as amended.

In Favor 55 Opposed 0 Abstained 2 **Motion Carried.**

It was **moved** and **seconded** to approve the Commercial Budget as presented.

In Favor 2 Opposed 0 Abstained 0 **Motion Carried.**

APPROVAL OF THE ¾ VOTE RESOLUTION BYLAW AMENDMENT

THEREFORE BE IT RESOLVED THAT: The Strata Council of Strata Corporation BCS 2645 be directed to amend the bylaws:

Current:

Use of Amenity Room

- 1.1**
- (1) No person under the age of 16 years of age is permitted in the Amenity Room unless accompanied by a resident adult 19 years or older. The resident adult must remain in attendance at all times.
 - (2) No equipment or furniture is to be removed from the Amenity Room.
 - (3) Alcoholic beverages may be consumed only if the appropriate permit has been obtained (a copy of which is to be provided).
 - (4) The Amenity Room, can be booked for exclusive private functions between the hours of 9:00 a.m. to 10:00 p.m. to a maximum of six (6) hours per booking, for a fee of \$30 per hour, minimum three (3) hours per booking, and a \$500 damage and cleaning deposit posted. The deposit will be returned if there are no damages sustained and the room has been cleaned.

Page 3

- (5) No commercial events are allowed in the room.
- (6) Pets are not allowed in this facility.

Amended to:

Use of Amenity Room

- 1.1**
- (1) No person under the age of 16 years of age is permitted in the Amenity Room unless accompanied by a resident adult 19 years or older. The resident adult must remain in attendance at all times.
 - (2) No equipment or furniture is to be removed from the Amenity Room.
 - (3) Alcoholic beverages may be consumed only if the appropriate permit has been obtained (a copy of which is to be provided).
 - (4) The Amenity Room, can be booked for exclusive private functions between the hours of 9:00 a.m. to 10:00 p.m. to a maximum of six (6) hours per booking, for a fee of \$30 per hour, minimum three (3) hours per booking, and a \$500 damage and cleaning deposit posted. The deposit will be returned if there are no damages sustained and the room has been cleaned.
 - (5) No commercial events are allowed in the room.
 - (6) Pets are not allowed in this facility.
 - (7) In the event that the Amenity Room is booked until 10:00 p.m., the Amenity Room will remain **OFF LIMITS** to **ALL** residents of Tapestry until the following day, **AFTER** the Resident Caretaker inspect the premises and re-opens the Amenity Room for resident's use.
 - (8) The doors of the Amenity Room will be locked and the lights will be automatically shut off at 11:00 PM.

It was **moved** and **seconded** to amend the proposed bylaw to read as follows (changes are underlined for clarity)

Use of Amenity Room

- 7.3**
- (1) No person under the age of 16 years of age is permitted in the Amenity Room unless accompanied by a resident adult 19 years or older. The resident adult must remain in attendance at all times.
 - (2) No equipment or furniture is to be removed from the Amenity Room.
 - (3) Alcoholic beverages may be consumed only if the appropriate permit has been obtained (a copy of which is to be provided).
 - (4) The Amenity Room, can be booked for exclusive private functions between the hours of 9:00 a.m. to 10:00 p.m. to a maximum of six (6) hours per booking, for a fee of \$30 per hour, minimum three (3) hours per booking, and a \$500 damage and cleaning deposit posted. The deposit will be returned if there are no damages sustained and the room has been cleaned.
 - (5) No commercial events are allowed in the room.

Page 4

- (6) Pets are not allowed in this facility.
- (7) In the event that the Amenity Room is booked until 10:00 p.m., the Amenity Room will remain **OFF LIMITS** to **ALL** residents of Tapestry until the following day, **AFTER** the Resident Caretaker inspects the premises and re-opens the Amenity Room for residents' use.
- (8) The doors of the Amenity Room will be locked and the lights will be automatically shut off at 11:00 PM.

Motion Carried

It was **moved** and **seconded** to approve the proposed bylaw as amended.

Residential Section

In Favor	52	Opposed	1	Abstained	4	Motion Carried.
----------	----	---------	---	-----------	---	------------------------

Commercial Section

In Favor	2	Opposed	0	Abstained	0	Motion Carried.
----------	---	---------	---	-----------	---	------------------------

ELECTION OF COUNCIL

Pursuant to the Strata Property Act, the Strata Council automatically retired at this point during the meeting.

The floor was opened for volunteers and/or nominations and the following Owners agreed to stand for election on the Strata Council:

- | | |
|------------------------|-------------------------------|
| - Michael Taylor | - #108A - Residential Section |
| - Alan Ip | - #309A - Residential Section |
| - Wendy Donaldson | - #710H - Residential Section |
| - Cynthia Tomlin | - #404A - Residential Section |
| - Chad Colgur | - #507A - Residential Section |
| - Gord McTaggart-Cowan | - #503H - Residential Section |
| - Tom Grant | - VCH - Commercial Section |

There being no further nominations, it was **moved** and **seconded** to elect the Strata Council by acclamation. **Motion Carried.**

NEW BUSINESS

The following issues were discussed and will be investigated and/or addressed by the newly elected Strata Council:

- 1) **Recognition of Council** – An owner thanked the outgoing Strata Council members for their hard work and contributions to the Strata Corporation.

Page 5

- 2) **Neighboring Noise** – Owners are encouraged to sign a petition concerning a noise that is emanating from a neighboring facility. The Heath Authority will be contacted to see what can be done to reduce the noise.
- 3) **Door Alteration** – An owner asked if a window can be installed in a door at the second floor hallway to improve visibility so that people opening the door can see if there is anybody behind it before they swing it open. The Strata Council will investigate if this is possible. The owner also asked that a door stopper be placed at the door to protect the wall.
- 4) **Lights** – An owner reported that a number of lights are not working on his floor. Because the lighting system is about to be upgraded, light replacement has been put on hold.
- 5) **Tenants** – The Strata Council reminded owners to provide updated Form K's when a new tenant moves in, even if they are simply moving to a different unit in the building. It is imperative that owners provide their own contact information such as phone numbers or email, and if applicable, the contact information for their tenants. During emergencies, the Strata Council may be forced to bring in a locksmith to access a unit if there is no contact information for the owners or tenants. These costs would be charged back to the owner.

TERMINATION

There being no further business, it was **moved** and **seconded** to terminate the meeting at 8:10. **Motion Carried**

COUNCIL MEETING

- 1) **Officers** - The newly elected Council members met briefly after the Annual General Meeting to elect the following officers for the ensuing year:

Michael Taylor	Strata Council President
Alan Ip	Strata Council Vice President
Chad Colgur	Strata Council Treasurer
Wendy Donaldson	Strata Council Member
Cynthia Tomlin	Strata Council Member
Tom Grant	Strata Council Member
Gord McTaggart-Cowan	Strata Council Member

- 2) **Noise** – The Strata Council discussed the noise emanating from the medical facility. The Strata Council will contact an owner from a neighboring property who has investigated the problem and the information will be forwarded to Tom Grant who will try to contact people who have control over the source problem.
- 3) **Door Noise** – Gateway will have a contractor determine if an exit door can be altered to prevent it making a loud noise when it shuts.

Page 6

- 4) **Pavers** – The Strata Council discussed the pavers. Many of them were recently leveled however after a few short weeks they are already out of balance. A more permanent solution to the problem will be investigated.

The next Strata Council meeting will be held on Monday June 6th at 6:30pm.

Please retain at least 24 months of Strata Council and General Meeting minutes. Should you decide to sell or re-mortgage your suite, these minutes will be required by the potential purchaser or lending institute. The Property Management Company has copies of the minutes, however there will be a charge for obtaining a copy of the minutes.

Gateway Property Management Corporation
#400 – 11950 – 80th Avenue
Delta, BC V4C 1Y2

Main Switchboard: 604-635-5000
Fax: 604-635-5001
After Hours Emergency: 604-635-5000

Property Manager:

Grant Hastings 604-635-5052
ghastings@gatewaypm.com

Administrative Assistant:

Jaime Chamberlin 604-635-5053
jchamberlin@gatewaypm.com