

**STRATA CORPORATION BCS2495
"POMARIA"
1455 HOWE STREET
VANCOUVER, BC**

MINUTES OF THE ANNUAL GENERAL MEETING OF THE OWNERS OF STRATA PLAN BCS2495 "POMARIA", HELD IN THE GRAND BALLROOM D, AT THE SHERATON WALL CENTRE HOTEL, 1088 BURRARD STREET, VANCOUVER, B.C. ON WEDNESDAY, OCTOBER 24TH, 2007 AT 7:00 P.M.

IN ATTENDANCE:

80 Owners were represented (30 in person, 50 by proxy) at the Annual General Meeting.

REPRESENTING RANCHO MANAGEMENT SERVICES (B.C.) LTD.:

Chris Sargent, General Manager
Joseph Tsang, Senior Property Manager

1. CALLING OF THE ROLL AND CERTIFICATION OF PROXIES

Mr. Sargent informed the Owners that a quorum existed. The quorum consists of one third (1/3) of those of eligible voting Owners. Therefore, the meeting was declared competent to proceed with the business at hand.

2. CALL TO ORDER

The meeting was officially called to order at 7:05 p.m. Mr. Sargent indicated that this meeting has been called, as per *Section 16* of the *Strata Property Act* which requires the Developer to hold the first (1st) Annual General Meeting within six (6) weeks of having fifty percent (50%) of the strata lot being conveyed. The Developer instructed Rancho Management Services (B.C.) Ltd. to call this meeting for today's date.

Mr. Sargent then introduced himself, and Joseph Tsang, who is the Property Manager assigned to "Pomaria". Owners were then provided with a brief history on Rancho Management Services (B.C.) Ltd. and were informed that Rancho has been involved in the property management business for thirty-five (35) years, and has vast expertise and knowledge in strata management. Rancho is also the first management company to put the strata minutes on-line at Rancho's website. (www.ranchovan.com, username: BCS2495, password: pomaria5162).

"Pomaria", the Strata Corporation, became active on October 1st, 2007, which is the first month after the first (1st) strata lot was conveyed on September 17th, 2007. As per the terms of the *Strata Property Act*, the Strata Corporation must then pass a new operating budget. Once passed, the new Strata fee will be effective November 1st, 2007.

3. **PROOF OF NOTICE**

In accordance with the provisions of the *Strata Property Act*, Owners must be notified at least fourteen (14) days in advance of holding either a Special General Meeting or an Annual General Meeting. The notice of tonight’s meeting was mailed to all Owners on October 2nd, 2007. It was **MOVED, SECONDED** and **CARRIED** that the notice of the meeting dated October 2nd, 2007 be deemed in compliance with the notice provisions of the *Strata Property Act*.

4. **PROPOSED OPERATING BUDGET**

Mr. Sargent went through each item on the proposed operating budget for the fiscal operating period of 2007/2008 with the Owners present. He then informed the Owners that there are several reasons why the proposed operating budget called for an increase of 20.70% in the overall Strata fees. The main reasons are as follows:

- **Cost of Insurance for the Building:**
The insurance costs have dramatically increased since the first (1st) budget was done back in 2004 as a result of higher construction costs. When the insurance was obtained for the building, the actual premium for the insurance was \$55,761 versus the original budgeted amount of \$35,000.
- **The Contingency Reserve Fund Category:**
In accordance with *Section 14* of the *Strata Property Act*, the Developer is required to contribute only five percent (5%) of the total expenditures in the interim budget. However, Owners were advised in the disclosure statement that the contingency reserve fund will need to be increased to ten percent (10%) in order to meet the requirements in the *Strata Property Act*.

The floor was then opened for discussion.

An Owner wanted to know how the Geothermal System benefits the Owners since it is costing the strata approximately \$88,000 in operating expenses?

- the geothermal consists of approximate seventy (70) wells drilled to a depth of approximately three hundred (300) feet below the underground parkade, plus ancillary piping, valves, pumps, heat exchanger, and other mechanical and electrical equipments to allow the building to draw energy for space heating and cooling, and domestic hot water from the renewable source of the grounds beneath and around the development.
- the geothermal will significantly reduce the consumptions of fossil fuel and the discharge of carbon dioxide gas into the atmosphere, and
- finally, the geothermal will reduce the consumption of natural gas for domestic hot water and electricity for space heating and cooling, while increasing the consumption of electricity by the pump employed by the geothermal.

4. **PROPOSED OPERATING BUDGET – CONT'D**

Another Owner wanted to know why \$25,000 per year has been allocated for a Building Supervisor?

- Since “Pomaria” does not have a live in Resident Manager, this category is to allow the hiring of a handyman type individual to clean the garbage room on a daily basis, as well as, keeping the underground parkade and the sidewalk cleaned, including other duties such as changing of light bulbs, etc. The budget proposed a Building Supervisor to be on site four (4) hours per day, Monday through Fridays at a cost of twenty five dollars (\$25) per hour.

Another Owner proposed budgeting for an additional window washing.

After discussion, it was **MOVED** that the window cleaning category be increased from \$7,000 to \$14,000 to allow the Strata Corporation to clean all the inaccessible windows twice per year rather than once a year. The motion was **SECONDED**, and **CARRIED** unanimously.

There being no further discussion/or changes, it was then **MOVED**, **SECONDED** and **CARRIED** unanimously to approve the proposed operating budget for the fiscal period of 2007/2008 with one (1) amendment to the window cleaning category.

5. **INSURANCE REPORT**

The insurance certificate from BFL Canada Insurance Inc. was enclosed with the notice of the meeting of October 2nd, 2007, as required by the *Strata Property Act*. Owners were advised that the building is currently being insured for \$53M in replacements, and liabilities are \$10M and \$5M for Director and Officer. Water sewerage back-up, boiler and machinery replacement as well as earthquake insurance are also included in the policy.

Owners were further advised that the strata insurance policy only cover the original fixtures installed in the strata lots by the Developer and does not include any improvements done by the Owners themselves. (i.e. hardwood floors installed by the Developer are covered by the strata's insurance policy, but hardwood floors installed by the Owners themselves after the time of purchase, are not covered by the strata's insurance policy). The Strata Corporation's policy does not cover individual content either (i.e. clothing, furniture, decorative art, etc.). Owners should carry their own “tenant package” insurance for such coverage, and should consult with their home insurance company to determine if they have the appropriate coverages.

Following a question and answer period, and there being no further discussion, it was then **MOVED**, **SECONDED** and **CARRIED** to accept the insurance report as presented.

6. **ELECTION OF STRATA COUNCIL MEMBERS**

Mr. Sargent explained the duty of being on Council. Some of the major duties of a first (1st) year Council will include resolving all common area deficiencies, the creation of comprehensive bylaws for the Strata Corporation, as well as overseeing the Strata's finances.

6. **ELECTION OF STRATA COUNCIL MEMBERS – CONT'D**

The Owners were then asked for volunteers or nominations to serve on the new Strata Council. Owners were reminded that Council should have at least three (3) members and no more than seven (7), as per the terms of the *Strata Property Act*, and must be registered on title. An Owner then **MOVED** that the new Council be elected by volunteer. The motion was **SECONDED** and **CARRIED** unanimously.

The following Owners subsequently volunteered to sit on the Strata Council for the fiscal period of 2007/2008:

<u>Council Members</u>	<u>Unit</u>
Larisa Struk	# 402
John Allen	# 502
Chris Grant	# 1001
Sam Farhangi	# 1601
Douglas Ward	# 2003
Ali Molavi	# 2202
Brian Murphy	# TH1449

It was then **MOVED** and **SECONDED** to declare the above elected by acclamation. **CARRIED.**

7. **NEW BUSINESS**

a) **Deficiencies:**

Mr. Sargent explained to the Owners that the Developer has provided the Owners with the *Home Owners Manual* which contain warranty information about their suite. Any insuite deficiencies should be addressed directly to the Developer and common area deficiencies should be addressed in writing to the Property Manager, Mr. Joseph Tsang, at Rancho Management Services (B.C.) Ltd. Strata Council will be handling the common area deficiencies **ONLY**, and Owners must deal with Qualex Landmark Group of Companies (Tel: (604) 683-5152) on their insuite deficiencies.

b) **Emergency Protocol:**

Mr. Sargent explained to the Owners the procedures involved in dealing with building related emergencies. Owners are advised to inform the Concierge staff first of emergencies, and failing that, can contact Rancho's office at the emergency number (604) 684-4508.

c) **Standard Bylaws:**

Mr. Sargent informed the Owners that the Strata Corporation currently uses the standard bylaws in the *Strata Property Act*, plus those registered at the Land Titles Office by the Developer. The newly elected Strata Council can compile a new set of bylaws if the Council deem necessary and presented to the Owners for approval at a general meeting.

d) **Advertising:**

An Owner would like the new Council to ban all commercial advertising in the building, specifically, as it relates to a company called IHN Media Inc. and that all forms of commercial ads should not be authorized by Council without first consulting with the Owners at a general meeting.

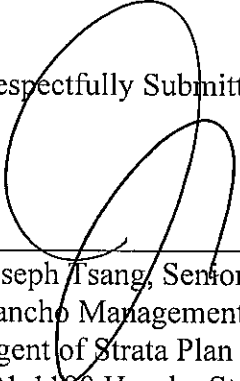
8. **NEXT MEETING**

The next meeting will be a Strata Council Meeting and has been scheduled for **Wednesday, November 21st, 2007 at 6:30 p.m.** The meeting will be held in the **Meeting Room** on the first (1st) level behind the Concierge’s desk at **1455 Howe Street, Vancouver, B.C.**

9. **TERMINATION**

There being no further business to discuss, it was **MOVED, SECONDED, and CARRIED** to terminate the meeting at 8:25 p.m.

Respectfully Submitted,



Joseph Tsang, Senior Property Manager
Rancho Management Services (B.C.) Ltd.
Agent of Strata Plan BCS2495
701-1190 Hornby Street, Vancouver, BC, V6Z 2K5
Phone: (604) 684-4508 (**24 HOUR EMERGENCY SERVICES**)
Direct Line: (604) 331-4253
Email: josephsang@ranchogroup.com