

MINUTES OF THE FIRST ANNUAL GENERAL MEETING OF THE OWNERS, STRATA PLAN BCS 2869, KING EDWARD VILLAGE II, HELD ON WEDNESDAY, JUNE 25, 2008 AT 6:00 P.M., IN THE NORTH WEST COMMON ROOM 4028 KNIGHT STREET, VANCOUVER, BC.

PRESENT: 37 Strata Lots Represented in Person
56 Strata Lots Represented by Proxy
93 Strata Lots Represented in Person and by Proxy

AGENT: Kenneth Bro, Property Manager
ColyVan Pacific Real Estate Management Services Ltd.

1. CALL TO ORDER

The Annual General Meeting was called to order by Kenneth Bro, Property Manager, ColyVan Pacific, at 6:10 p.m after a presentation by a representative of the Developer Mr. Benoit Paquet with Kristine Bull in attendance on the future plans for the two common rooms as well as some of the commercial tenants that will be occupying the village in the near future. Kenneth Bro introduced himself as the Property Manager for BCS 2689 KEV II as well Brian Carleton, General Manager. Brian Carleton went over the importance of reading the Registered Bylaws of BCS 2869 as they include Residents not being allowed to attach Satellite Dishes to the Building Envelope and running cable through into their suites and drew the Owners' attention to Bylaw on Payment of Strata Fees that reads as follows:

3. *Payment Of Strata Fees*

- (a) An owner must pay strata fees on or before the first day of each month to which the strata fees relate. An owner must provide payment of strata fees by cheque or such other means as the managing agent may provide and at the place designated by the strata corporation or the managing agent.
- (b) A special levy is due and payable on the date or dates noted in the resolution authorizing the special levy.
- (c) Where an owner fails to pay any amount owing in accordance with bylaws, the strata corporation may assess an interest charge of 10% per annum, compounded annually.
- (d) An owner must provide twelve (12) consecutive, monthly post-dated cheques for strata fees for the fiscal year of the strata corporation, dated as of the first day of each month or, if applicable, written authorization for monthly automatic debits from the owner's bank account.
- (e) Failure by an owner to submit twelve (12) monthly, post-dated strata fee cheques or written authorization for automatic debit in accordance with the bylaw is a contravention of the bylaw and the strata corporation will levy a fine of \$200 for each contravention. Each dishonoured cheque or dishonoured automatic debit will be subject to a fine.

All owners attending were registered, proxies certified and vote cards issued. There were 37 owners present in person and 56 represented by proxy for a total of 93 voting members. As the quorum requirements of the Strata Property Act had been met, the meeting was declared competent to proceed with the business at hand.

The Notice of the Meeting had been sent to owners on June 4, 2008, in accordance with the provision of the Strata Property Act.

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Kenneth Bro reminded all Owners that any Insuite Deficiencies are the responsibility of owners to contact the developer to address. ColyVan Pacific and Council will deal only with Common Area Deficiencies.

2. APPROVAL OF THE AGENDA

It was **MOVED/SECONDED** to adopt the Annual General Meeting Agenda. **CARRIED**

3. REPORT ON INSURANCE COVERAGE

The Insurance Policy effective May 6, 2008 to May 6, 2009, was included in the Annual General Meeting package. Kenneth Bro mentioned to owners that it would be a prudent to take the certificate of insurance along with the Bylaws and the insurance letter enclosed with these minutes to your insurance provider to ensure that individual owners are properly covered.

4. FINANCIAL REPORT

Approval of the 2008-2009 Operating Budget

It was **MOVED/SECONDED** to approve the 2008/09 Budget as presented. Following discussion, a vote was called for to approve the 2008/09 Operating Budget. **CARRIED**

5. ELECTION OF STRATA COUNCIL

The following owners stood for election for Strata Council and was **MOVED/SECONDED** to elect by acclamation the following Owners for the 2008-2009 year as well the new Council elected their Executive as noted. **CARRIED**

Mr. Adrain Wan	President
Mr. Tuan Do	Vice President Building & Deficiency
Mr. Nathan Fallis	Treasurer
Ms. Skylar Fierros	Secretary
Ms. Elaine Quon	Building & Deficiency
Mr. Juan Maldonado	Building & Deficiency
Ms. Michelle Chua	Landscaping

6. NEW BUSINESS

Some of the items brought up by Owners include:

- Commercial parking, any Resident parking in the commercial zone is subject to being towed without further warning.
- King Edward Village being the highest point of the area, there has been a pigeon issue that the Councils are dealing with. Cleaning of LCP balconies and decks are the responsibility of each individual Resident.
- Extra fobs and fob issues should be directed to the on-site administrator at 604-568-2501.
- The new Council will be working on setting up a website for the Residents of BCS 2869 for distribution of minutes and notices in the near future.
- Council will be contacting the commercial portion of the complex when they are complete to try to share on-site security in the evening.
- Owners are encouraged to change the locks to their suites with like style/colour locksets.

7. ADJOURNMENT

There being no further business, it was **MOVED/SECONDED** to adjourn the meeting at 8:30 p.m.

CARRIED

ATTENTION

Please keep these Minutes on file as a permanent legal record of your Strata Corporation's business. Replacement of either Minutes or Bylaws will be at the owner's expense and not the Strata Corporation's.

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To – My Insurance Professional

I am the owner of strata unit ____ in strata plan **BCS 2869**. I require a strata owner's policy to protect my interests and liability with regard to the aforementioned strata lot. I also should advise you that I do/do not rent out my unit.

The property manager has advised the owners that they should take a copy of the insurance report along with a copy of the bylaws of the Strata Corporation to their insurance agent. Owners have been advised that there are provisions in the bylaws whereby the Strata Corporation has the ability to charge back to an owner costs related to actions of the owner or any one the owner occasions on site. In addition, there are limitations in the strata's insurance that may be insured for separately. The exclusions in the strata's insurance include but are not limited to: betterments and improvements, replacements, living away expenses, and losses of personal goods. The property manager has advised that the full details of the limitations are best outlined by an insurance professional who reviews both the strata's policy and the owner's policy.

The property manager recommended that owners submit a letter to their agent, with the previously noted information, and in the letter request that the agent contact the strata's insurer to ensure that the owner has seamless coverage from the strata's policy through to their own policy. The property manager advised that the level of coverage by each owner is that owner's individual choice under the guidance of their insurance professional [each owner will choose the perils that they wish to be covered for and the deductible they are willing to accept]. The owners were further advised, that in the letter to their agent, they should request that their agent provide a letter back to them, confirming that their insurance professional has provided the coverage the owner has requested and that they have reviewed the policies for both the strata and the owner and the requested coverage is in place.

Please review the information I have provided and advise me on the coverage needed to protect my interests and liabilities.

All Owners - Please Note

In dealing with in-suite deficiencies all Residents/Owners need to go through the proper reporting procedure of contacting the developer via phone, fax or in person with their representative Ann with in-suite deficiencies in writing.

The Strata Council role is to act as the policy and managing body for the Strata Corporation. The Council is responsible for the overall control, operation and maintenance of the *Common Property and Common Assets* of the Strata Corporation not individual suite issues.

Neither the Council nor its Agent can act on behalf of an Owner or Resident in issues dealing with in-suite deficiencies.

For all in-suite deficiencies/warranty queries, please

Fax : Aquilini Construction (604) 682-3096

Phone : Aquilini Construction (604) 876 – 6412

We thank you in advance for your cooperation

COLYVAN PACIFIC REAL ESTATE MANAGEMENT SERVICES LTD.

Kenneth Bro - As Managing Agent of the Owners, Strata Plan BCS 2869 - 604-683-8399 ext 232

Tri Power Developments - Developer
Standard Building
Main Level 510 West Hastings
Vancouver BC V6B 1L8
Aquilini Construction (604) 682-3096



Home Warranty
Tel: 604.682.3095
Toll Free 800.555.9431
Fax 604.682.3096

Travelers Guarantee Company of Canada
650 West Georgia Street, Suite 2500
P.O. Box 11542
Vancouver, British Columbia V6B 4N7
www.travelersguarantee.com

A. 2-5-10 HOME WARRANTY COVERAGE:

1. Materials & Labour Warranty

- (a) Year 1 - Any Defect in Materials and Labour (15 months for common property)
- (b) Year 2 - Restricted to Defects in Materials and Labour supplied for:
 - (i) the gas, electrical, plumbing, heating, ventilation and air-conditioning delivery and distribution systems;
 - (ii) the exterior cladding, caulking, windows and doors that may lead to detachment or material damage to the new home,
 - (iii) coverage for any Defect in Materials and Labour which renders the New Home unfit to live in, and
 - (iv) subject to Subsection A.1.2, coverage for non-compliance or a violation of the Building Code.

2. 5 Year Building Envelope Warranty

3. 10 Year Structural Defects Warranty

B. HOW TO REGISTER A CLAIM WITH TRAVELERS GUARANTEE COMPANY OF CANADA

If the Owner becomes aware of a Defect in Materials and Labour, a Defect in the Building Envelope, or a Structural Defect, for which Travelers Guarantee Company of Canada provides coverage pursuant to the warranty certificate:

- *the Owner shall promptly provide the Builder and Travelers Guarantee Company of Canada with WRITTEN NOTICE outlining the full details of the defect.*
- *This notice must be received by Travelers Guarantee on or BEFORE the Expiry Date of the applicable coverage for the New Home.*
- *The claim notice may be sent via regular mail, courier, fax, e-mail or even hand-delivery. Please be sure to specify, in as much detail as possible, the exact nature and location of each claim item.*
- *If you are the owner of a strata unit, please keep in mind that your Strata Corporation must advance claims related to common property (such as exterior siding, windows or limited common property such as an exterior deck).*

C. PROCESSING A CLAIM BY TRAVELERS GUARANTEE COMPANY OF CANADA

- Upon receipt of the Owner's notice of a claim, Travelers Guarantee Company of Canada will contact the Owner to outline the claims adjustment process.
- In the usual course, Travelers Guarantee will request the Builder to address your concerns, rather than go straight to an inspection. We do that because your builder is most familiar with your home and how it was constructed, and in our experience, most claims are resolved at that stage. If you are not satisfied with the Builder's response for whatever reason, you can request a formal claims adjustment inspection.
- Travelers Guarantee Company of Canada will advise the Owner of all decisions in writing.
- Repairs will be undertaken in a timely manner, with reasonable consideration given to weather conditions and the availability of materials and labour.
- In the event of a dispute with Travelers Guarantee, the Owner may refer the dispute to mediation. A mediator will be appointed to assist the parties in negotiating a mutually acceptable settlement of issues.

If you have any questions or concerns, please do not hesitate to contact our office at (604) 682-3095 or Toll Free 1-800-555-9431 and ask to speak with a Warranty Claims Representative.

24/7 EMERGENCY SERVICE

The ColyVan Pacific 24/7 Emergency Number: 604-683-8399

PLEASE NOTE THAT THIS SERVICE IS FOR BUILDING EMERGENCIES ONLY: IT IS NOT FOR PERSONAL EMERGENCIES. Personal emergencies include lost building or suite access devices (i.e., keys, fobs, garage remotes) access to relatives' apartments, inquiries about account balances, "someone parked in my stall", neighbours are having a loud party, neighbours' security alarm is going off and similar situations. We are also unable to provide assistance on calls such as "I saw a strange/suspicious person enter and/or vandalism to automobiles or suites". This should be reported to the police department, 911.

Please feel free to report floods, broken water lines, fires, fire alarms, stuck elevators, garage gates not working and other similar building/property issues requiring immediate attention. Be specific with the issue you are reporting so the appropriate trades can be dispatched as well: provide the address you are calling from, your name, suite number and phone number where you can be reached.

The 24/7 answering service is not available for general inquiries concerning accounts, council policies and other matters, which are regular administration items.

The ColyVan Pacific 24/7 Emergency Number: 604-683-8399

SHOULD YOU HAVE ANY QUESTIONS REGARDING THE ABOVE, OR IF WE CAN BE OF FURTHER ASSISTANCE, PLEASE DO NOT HESITATE TO CONTACT THE UNDERSIGNED.

COLYVAN PACIFIC REAL ESTATE MANAGEMENT SERVICES LTD.

ColyVan Pacific Real Estate Management
Kenneth Bro - Agent for the Owners BCS 2689 King Edward Village
604-683-8399 ext 232

THANK YOU IN ADVANCE FOR YOUR COOPERATION

In Emergencies – Calling Out Trades

Please report floods, broken water lines, fires, fire alarms, stuck elevators, garage gates not working and other similar building/property issues requiring immediate attention to:

The ColyVan Pacific 24/7 Emergency Number: 604-683-8399
If During Business Hours Call MJ Cayme & Gigi Casiple: 604-568-2501

Be specific with the issue you are reporting so the appropriate trades can be dispatched as well: provide the address you are calling from, your name, suite number and phone number where you can be reached.

As a Resident, if you call out a trade to your suite, you could be held responsible for any charges incurred and subsequent damage they may cause to the common areas as well as your suite. The procedure as outlined above should always be followed.

THANK YOU IN ADVANCE FOR YOUR COOPERATION

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COLYVAN PACIFIC REAL ESTATE MANAGEMENT SERVICES LTD.

Kenneth Bro - As Managing Agent of the Owners, Strata Plan BCS 2869 - 604-683-8399 ext 232

Security Bulletin

All residents are reminded that the entrance to your home *DOES NOT* start at your front door, but the front doors to the building! *DO NOT* let strangers into your home! Following are a few tips for all to follow:

- 1. Make sure you wait until the gates and doors close when you come and go.**
- 2. Don't leave anything visible in your car especially keys and fobs!**
- 3. Report lost keys or cards/fobs to ColyVan Pacific & the Administrator MJ.**
- 4. Report any suspicious activity to 911, make detailed notes.**

Anyone experiencing or witnessing a break-in is advised to contact the police (911) to file a report. Remember, security is everyone's responsibility!

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Kenneth Bro - As Managing Agent of the Owners, Strata Plan BCS 2869 - 604-683-8399 ext 232

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Strata Plan BCS 2869 June 25 2008*

King Edward Village BCS 2869 Important Information

On-Site Administrative Managers - MJ Cayme & Gigi Casiple Richstate Services Ltd.

Office/Fax: 604-568-2501 - Email: keadmin@colyvanpacific.com

King Edward Village Administration Hours – Monday - Sunday 8:30am – 4:30pm

King Edward Village Janitorial Hours – Monday – Sunday, flexible

COLYVAN PACIFIC REAL ESTATE MANAGEMENT SERVICES LTD.

Kenneth Bro, Managing Agent of Strata Plan BCS 2869 King Edward Village

Telephone: 604-683-8399 ext 232 - Email: kbrown@colyvanpacific.com

Brenda Cadman, Property Management Assistant to Kenneth Bro - Telephone: 604-683-8399 ext 222

Email: bcadman@colyvanpacific.com

Important Bylaw Information:

Pets – (contact administrator for forms)

A resident must apply to the executive council of the applicable separate section for written permission to keep a pet (a "Permitted Pet") by registering the pet with the executive council within 30 days of the pet residing on a strata lot (or the passage of this bylaw) and by providing, in writing, the name of the Permitted Pet, breed, colour and markings, together with the name, strata lot number and telephone number of the pet owner.

Moving – (a move-in form needs to be filled out prior to date to assure and confirm moving date)

A resident must provide notice to the strata corporation of all moving arrangements at least 48 hours before the moving date. All moves must take place between 9:00 a.m. and 6:00 p.m., Monday through Friday and 10:00 a.m. to 5:00 p.m. on Saturdays, Sundays and statutory holidays. A resident using an elevator during a move must ensure that the ELEVATOR SERVICE KEY is used to control the elevator and the doors not jammed open in any manner. *(there is a \$100.00 refundable deposit for the elevator key)* A resident must ensure that the lobby doors are not left open, ajar or unattended and that furniture is not left piled in the lobby area. Immediately upon completion of any move, a resident must ensure that all common areas are left damage free and clean. Each time an owner or tenant moves into a strata lot, the owner must pay to the strata corporation a move-in fee of \$100.00.

Payment Of Strata Fees And Special Levies

An owner must pay strata fees on or before the first day of each month to which the strata fees relate. An owner must provide payment of strata fees by cheque or such other means as the managing agent may provide and at the place designated by the strata corporation or the managing agent. Where an owner fails to pay any amount owing in accordance with the bylaws, the strata corporation may assess an interest charge of 10% per annum, compounded annually. An owner must provide twelve (12) consecutive, monthly post-dated cheques for strata fees for the fiscal year of the strata corporation, dated as of the first day of each month or, if applicable, written authorization for monthly automatic debits from the owner's bank account. Failure by an owner to submit twelve (12) monthly, post-dated strata fee cheques or written authorization for automatic debit in accordance with bylaws is a contravention of bylaws and the strata corporation will levy a fine of \$200 for each contravention. Each dishonoured cheque or dishonoured automatic debit will be subject to a fine up to \$200 and an administration charge of \$25 by the strata corporation.

24-HOUR EMERGENCY SERVICES - ColyVan Pacific 24/7 Emergency Number: 604-683-8399

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COLYVAN PACIFIC REAL ESTATE MANAGEMENT SERVICES LTD.

CONSTRUCTION AGREEMENT



BETWEEN:

AND:

(please print full name(s))

Strata Corporation BCS 2869

King Edward Village Strata II
(Hereinafter called
"THE CORPORATION")

Vancouver, B.C.

Telephone Number: _____)

(hereinafter called "OWNER(S)")

WHEREAS "THE OWNER(S)" of the above-noted Strata Lot has requested permission from Strata Plan BCS 2869 to install:

and WHEREAS the Strata Council has agreed to grant permission to the owner to install (hereinafter called "THE CONSTRUCTION");

"THE OWNER(S)" covenant and agree with "THE CORPORATION" as follows:

1. To comply with the requirements of any and all relevant Municipal Bylaws or building codes affecting "THE CONSTRUCTION" (both present and future) and to provide a copy of any building permit to the agent.
2. To comply with any rules or regulations adopted by "THE CORPORATION" with respect to "THE CONSTRUCTION".
3. To engage the services of firms or tradespeople who are licensed, knowledgeable and well qualified to perform all services to "THE CONSTRUCTION" which will be completed within ninety (90) days of the date of this agreement and to use materials and products of a quality equal to or better than in the original construction of the building and at all times to maintain the building in a sound structural condition.
4. To require that those performing such services first make appropriate enquiries of the maintenance staff or other designated representation of "THE CORPORATION" and, if required, of the architect, engineer or construction manager of the firm that constructed the building within which "THE CONSTRUCTION" is to be made, as to considerations to be followed in protecting the building and its utility systems from damage through the performance of such work to affect "THE CONSTRUCTION". "THE OWNER(S)" agrees that the architectural plans approved by "THE CORPORATION" may be the only ones used and that specifications contained therein will be strictly adhered to.
5. "THE OWNER(S)" will ensure that the professional contractor provides written proof of public liability insurance (minimum \$2,000,000.00) and WCB coverage, which proof shall be attached to this agreement.
6. "THE OWNER(S)" agrees that any and all construction debris will be removed from the site and any common areas traveled on will be left in a clean condition.
7. "THE OWNER(S)" agrees to insure "THE CONSTRUCTION" through the Strata Lot's insurance broker as a "betterment and improvement" for replacement value of like kind and quality.
8. "THE OWNER(S)" agrees that any construction work will not commence before the hours of 9:00 a.m. and must be completed by 5:00 p.m. (Monday - Friday), so as to minimize noise disturbance to neighbouring residents.

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9. To indemnify and save harmless, forthwith upon demand "THE CORPORATION" and other owners of property within the Strata Development, from any and all costs damage, loss or liability which may occur to such parties by reason of the carrying out of work related to the construction. Without restricting the generality of the foregoing, in the case of construction requiring a shutdown of all or a portion of the water distribution services within the building, it is recognized that damages may occur as a result of the shutdown and reactivation of such system, and that "THE OWNER(S)" specifically agrees that this agreement shall apply to any such damages.
10. "THE CORPORATION" and "THE OWNER(S)" agree that any maintenance or cost in connection with the construction is hereby binding on "THE OWNER(S)", their successors and assigns. They also agree that if any future problems occur to the roof, plumbing, electrical or gas supply, foundations, party or exterior walls or any common property forming part of Strata Plan BCS 2869 due or enhanced by "THE CONSTRUCTION" any maintenance or other costs incurred will be reimbursed by "THE OWNER(S)" or their successors and assigns.
11. "THE OWNER(S)" acknowledges the construction does not affect the unit entitlement and interest on destruction for the Strata Lot as registered in the New Westminster Land Title office under Strata Plan BCS 2869.
12. All work must be done in accordance with municipal building codes and provincial regulations (copies of all building permits and inspection certificates to be supplied to the Council).

Contractor Name and address: _____

Telephone Number: _____

Business License Number: _____

W.C.B. Number: _____

Contractor's Insurance Agent: _____

Policy Number: _____

Plumbing Number: _____

Electrical Permit Number: _____

Building Permit Number: _____

Final Building Inspection Number: _____

I/We shall supply a copy of the current Home Owner's Insurance Coverage (to include additional Betterment & Improvements coverage for the alteration).

Home Owners' Insurance Company: _____

Policy Number: _____

I/We agree to be liable for all costs connected to the alteration, as set out in the Bylaws and I/we will maintain and repair the alteration.

I/We agree to waive any liability of The Owners, Strata Plan **BCS 2869**, its agents and employees and the Strata Council, for any injury or financial loss resulting from the installation or operation/use of the alteration and for any liability and responsibility for the repair and maintenance of the alteration.

In the event of sale of the Strata lot, I/We shall notify all prospective purchasers(s) that the alteration is an owners(s) improvement, and that the repair and maintenance of the alteration is the responsibility of the new owner.

I/We agree to the above terms and conditions.

DATED THIS _____ DAY OF _____, 20__

"THE OWNER(S)"

Member of Council, Strata Plan **BCS 2869**

"THE OWNER(S)"

Member of Council, Strata Plan **BCS 2869**

MINUTES OF THE MEETING OF THE STRATA COUNCIL, STRATA PLAN BCS 2869, KING EDWARD VILLAGE STRATA II, HELD ON WEDNESDAY, JULY 9, 2008, AT 6:00 P.M., IN THE COMMON AREA LOUNGE NORTH WEST, VANCOUVER, BC

PRESENT:	Mr. Adrian Wan	President
	Mr. Tuan Do	Vice President, Building & Deficiency
	Mr. Nathan Fallis	Treasurer
	Ms. Skylar Fierros	Secretary
	Ms. Michelle Chua	Landscaping & Security
	MJ Cayme (RSS)	Administration Manager
REGRETS:	Ms. Elaine Quon	Building & Deficiency - Security
	Mr. Juan Maldonado	Building & Deficiency

AGENT: Kenneth Bro, Property Manager
ColyVan Pacific Real Estate Management Services Ltd.

CALL TO ORDER

The Agent called the meeting to order at 6:10 p.m.

ELECTION OF EXECUTIVE

Council elected their Executives for 2008 as noted above and are in receipt of the Privacy Act and Duties of Council.

ADMINISTRATION MANAGER REPORT

Council received the Administration Manager report and a copy of actions taken by Richstate services before the Strata was in place. In the future, the Administrator will forward a monthly report for Council the week prior to the scheduled meeting in order for it to be included in the Agenda.

COMMITTEE REPORTS

Attention All Owners

Owners who are interested to participate in the Landscaping, Security and/or Building Maintenance Committees are encouraged to contact Council via email at: kingedwardvillage2@hotmail.com specifying which committee you would like to participate in along with your name, suite # and contact information.

Thank You For Your Continuing Cooperation

- a) Landscaping –
- b) Security –
- c) Building Maintenance –

APPROVAL OF PREVIOUS MEETING MINUTES

As this was the first meeting of the new Council, there are no meeting minutes to approve.

BUSINESS ARISING FROM PREVIOUS MEETING

As this was the first meeting of the new Council, there is no business arising.

FINANCIAL REPORT

Operating Statements – As this was the first meeting of the new Council, there are no financials to approve; deferred until the Treasurer has received a copy and had a chance to go over the Financial Package.

Arrears – The Treasurer was delivered the arrears report and actions taken to date; all owners are requested to read the following Registered Bylaw Section of BCS 2869 and follow them in order to avoid fines being assessed to their suites;

3. Payment Of Strata Fees And Special Levies

- (a) An owner must pay strata fees on or before the first day of each month to which the strata fees relate. An owner must provide payment of strata fees by cheque or such other means as the Managing Agent may provide and at the place designated by the strata corporation or the managing agent.
- (b) A special levy is due and payable on the date or dates noted in the resolution authorizing the special levy.
- (c) Where an owner fails to pay any amount owing in accordance with bylaw 0 or 0, the strata corporation may assess an interest charge of 10% per annum, compounded annually.
- (d) An owner must provide twelve (12) consecutive, monthly post-dated cheques for strata fees for the fiscal year of the strata corporation, dated as of the first day of each month or, if applicable, written authorization for monthly automatic debits from the owner's bank account.
- (e) Failure by an owner to submit twelve (12) monthly, post-dated strata fee cheques or written authorization for automatic debit in accordance with the bylaw is a contravention of the bylaw and the strata corporation will levy a fine of \$200 for each contravention. Each dishonoured cheque or dishonoured automatic debit will be subject to a fine and an administration charge of \$25 by the strata corporation.

Council will discuss and respond to all residents' correspondence at the Council meeting(s). All correspondence must be into Council 10 days prior to the scheduled meeting in order to be included in the Agenda for discussion.

CORRESPONDENCE - Letters Received

Responses Sent

1	One email on insurance issues	7 welcome to your new home
2		1 on black tire marks on parkade
3	Three letters on flooring changes	

NEW BUSINESS

Deficiencies Common Area & Residential Area – Tuan Do, Elaine Quon, and Juan Maldonado will be working with MJ Cayme to get up to speed on the current list of common area deficiencies and to start the Strata List.

Strata Councils of BCS 2583 & BCS 2869 Working Together – The two Councils will meet for the first time on Monday July 21 to start working together on common goals. The Agent delivered to Council the list of shared and potential cost sharing ideas if the two Strata are able to work together in the future.

Envelope Maintenance – The Agent delivered to Council a quote from Aqua-Coast Engineering for a five year annual inspection program for warranty. Council **MOVED/SECOND** to go with the quote for a five year envelope inspection plan with Aqua-Coast Engineering. **CARRIED**

Pigeon Remediation Efforts - The Agent delivered to Council information on the work that BCS 2583 and commercial has done to date in the effort to keep the resident pigeon population under control, all residents need to be mindful *not feed wild birds and to keep their balconies and patios clear of food and debris left from pigeons.*

Mechanical Maintenance Quote(s) - The Agent delivered to Council a quote from Milani for the quarterly mechanical maintenance of BCS 2869. Council **MOVED/SECOND** to go with the quote from Milani on the strength that BCS 2583 has gone through the bidding process and determined that Milani is the best choice for both Strata's. **CARRIED**

Elevator Maintenance - The Agent delivered to Council a quote from ThyssenKrupp Elevator for the elevator maintenance of BCS 2869. Council **MOVED/SECOND** to go with the quote a nine year elevator maintenance agreement with ThyssenKrupp. **CARRIED**

Post Move-In Carpet Cleaning - The Agent delivered to Council a quote from Pinnacle Cleaning & Restoration for a post construction/move-in cleaning of all common area carpets of BCS 2869. Council **MOVED/SECOND** to go with the quote for having the carpets cleaned by Pinnacle after the majority of new residents have moved in. **CARRIED**

Bulletin Board In The Lobbies – The Agent delivered to Council the idea of adding two bulletin boards (one to each lobby) and display notices to each elevator and common rooms for the approximate cost of \$2,000.00 installed. Council **MOVED/SECOND** to go with the quote for installing notice boards from Visual Information Systems.

CARRIED

Common Area and Gym Rules - The Agent delivered to Council a draft General Rules for Use of the Common Rooms of BCS 2869, Council **MOVED/SECOND** to go with the draft rules with amendments to follow in the near future.

CARRIED

Quite Neighbourliness Rules - The Agent delivered to Council a draft Noise Rules for BCS 2869, Council **MOVED/SECOND** to pass the Rules after discussing the merits of the proposal.

CARRIED

(please see attached Rules)

Visitor Parking Rules – The Council will draft a proposal for the near future.

Notices – Please see important attached notices.

Master Key(s) – The Council President and Secretary will have copies of the Master Keys for the building as well all Council will go to the Administrators' Office to have one of their fobs open to all access. Council **MOVED/SECOND** to purchase a lockable filing cabinet for the office to be kept by the Secretary and the Treasurer of Council.

CARRIED

Residential Gas (Direct Energy) Guest Next Meeting – Council was advised that one of the future meeting will be attended by a representative of Direct Energy to discuss natural gas purchasing options.

Parkade Mirrors Quote - The Agent pointed out that BCS 2583 needed to add mirrors to their parkade at difficult corners and BCS 2869 agrees that they will have to add mirrors as well. Council will work with MJ to identify areas that will need a mirror and have Action Lock install them.

Website - The Agent delivered to Council the idea of setting up a website address which all Residents can access to receive their minutes and notices. This would be a “green” initiative as it would save on paper and mailing costs.

Monitoring Phone Lines - The Agent delivered to Council the idea of switching the monitoring lines of BCS 2869 from Telus to Shaw which would save the Strata several hundred dollars per year. Council **MOVED/SECOND** to switch from Telus to Shaw.

CARRIED

Towing Service - The Agent delivered to Council the idea of using Drake for any towing issues as BCS 2583 and Commercial have done. Council **MOVED/SECOND** to use Drake.

CARRIED

Pest Control - The Agent informed Council that they are entered into a one year contract with Care Pest to take care of any common area pest issues.

BC Carbon Tax - The Agent informed Council that they, as Strata, are subject to the new carbon tax that will escalate over the next few years and will have to be budgeted for.

Building Tour – The Agent and Council adjourned the meeting and took a tour of the common areas of King Edward Village.

All Owners please see attached Construction Covenant if you have changed flooring and/or anything else in your suite after taking possession (outside of painting) please fill out the attached form and send it back to ColyVan for Councils consideration and filing at the next Council meeting.

NOTICE TO ALL RESIDENTS

Blue Bin Recycling & Garbage Room

All residents are encouraged to properly dispose of their recycling/garbage and keep the area(s) clean, neat and organized!

Please Help Keep The Rooms Clean!

Thank You For Your Continuing Cooperation

ADJOURNMENT

The meeting was adjourned at 9:00 p.m. - Next Council meeting is Monday July 21, 2008 at 7:00pm in the Dickens Room, Cedar Cottage Neighbourhood Pub, 3728 Clark Drive, Vancouver.

Kenneth Bro Property Manager, 604-683-8301 Ext. 232 - Email: kbro@colyvanpacific.com

CONSTRUCTION AGREEMENT

BETWEEN:

AND:

(please print full name(s))

Strata Corporation BCS 2869

(Hereinafter called
"THE CORPORATION")

Vancouver, B.C.

Telephone Number: _____)

(hereinafter called "OWNER(S)")

**WHEREAS "THE OWNER(S)" of the above-noted Strata Lot has requested permission from Strata Plan _
BCS 2869 to install:**

and WHEREAS the Strata Council has agreed to grant permission to the owner to install (hereinafter called "THE CONSTRUCTION");

"THE OWNER(S)" covenant and agree with "THE CORPORATION" as follows:

1. To comply with the requirements of any and all relevant Municipal Bylaws or building codes affecting "THE CONSTRUCTION" (both present and future) and to provide a copy of any building permit to the managing agent.
2. To comply with any rules or regulations adopted by "THE CORPORATION" with respect to "THE CONSTRUCTION".
3. To engage the services of firms or tradespeople who are licensed, knowledgeable and well qualified to perform all services to "THE CONSTRUCTION" which will be completed within ninety (90) days of the date of this agreement and to use materials and products of a quality equal to or better than in the original construction of the building and at all times to maintain the building in a sound structural condition.
4. To require that those performing such services first make appropriate enquiries of the maintenance staff or other designated representation of "THE CORPORATION" and, if required, of the architect, engineer or construction manager of the firm that constructed the building within which "THE CONSTRUCTION" is to be made, as to considerations to be followed in protecting the building and its utility systems from damage through the performance of such work to affect "THE CONSTRUCTION". "THE OWNER(S)" agrees that the architectural plans approved by "THE CORPORATION" may be the only ones used and that specifications contained therein will be strictly adhered to.

5. "THE OWNER(S)" will ensure that the professional contractor provides written proof of public liability insurance (minimum \$2,000,000.00) and WCB coverage, which proof shall be attached to this agreement.
6. "THE OWNER(S)" agrees that any and all construction debris will be removed from the site and any common areas traveled on will be left in a clean condition.
7. "THE OWNER(S)" agrees to insure "THE CONSTRUCTION" through the Strata Lot's insurance broker as a "betterment and improvement" for replacement value of like kind and quality.
8. "THE OWNER(S)" agrees that any construction work will not commence before the hours of 9:00 a.m. and must be completed by 5:00 p.m. (Monday - Friday), so as to minimize noise disturbance to neighbouring residents.
9. To indemnify and save harmless, forthwith upon demand "THE CORPORATION" and other owners of property within the Strata Development, from any and all costs damage, loss or liability which may occur to such parties by reason of the carrying out of work related to the construction. Without restricting the generality of the foregoing, in the case of construction requiring a shutdown of all or a portion of the water distribution services within the building, it is recognized that damages may occur as a result of the shutdown and reactivation of such system, and that "THE OWNER(S)" specifically agrees that this agreement shall apply to any such damages.
10. "THE CORPORATION" and "THE OWNER(S)" agree that any maintenance or cost in connection with the construction is hereby binding on "THE OWNER(S)", their successors and assigns. They also agree that if any future problems occur to the roof, plumbing, electrical or gas supply, foundations, party or exterior walls or any common property forming part of Strata Plan BCS 2869 due or enhanced by "THE CONSTRUCTION" any maintenance or other costs incurred will be reimbursed by "THE OWNER(S)" or their successors and assigns.
11. "THE OWNER(S)" acknowledges the construction does not affect the unit entitlement and interest on destruction for the Strata Lot as registered in the New Westminster Land Title office under Strata Plan BCS 2869.
12. All work must be done in accordance with municipal building codes and provincial regulations (copies of all building permits and inspection certificates to be supplied to the Council).

Contractor Name and address: _____

Telephone Number: _____

Business License Number: _____

W.C.B. Number: _____

Contractor's Insurance Agent: _____

Policy Number: _____

Plumbing Number: _____

Electrical Permit Number: _____

Building Permit Number: _____

Final Building Inspection Number: _____

I/We shall supply a copy of the current Home Owner's Insurance Coverage (to include additional Betterment & Improvements coverage for the alteration).

Home Owners' Insurance Company: _____

Policy Number: _____

I/We agree to be liable for all costs connected to the alteration, as set out in the Bylaws and I/we will maintain and repair the alteration.

I/We agree to waive any liability of The Owners, Strata Plan **BCS 2869**, its agents and employees and the Strata Council, for any injury or financial loss resulting from the installation or operation/use of the alteration and for any liability and responsibility for the repair and maintenance of the alteration.

In the event of sale of the Strata lot, I/We shall notify all prospective purchasers(s) that the alteration is an owners(s) improvement, and that the repair and maintenance of the alteration is the responsibility of the new owner.

I/We agree to the above terms and conditions.

DATED THIS _____ DAY OF _____, 20__

"THE OWNER(S)"

Member of Council, Strata Plan **BCS 2869**

"THE OWNER(S)"

Member of Council, Strata Plan **BCS 2869**

In Emergencies – Calling Out Trades

Please report floods, broken water lines, fires, fire alarms, stuck elevators, garage gates not working and other similar building/property issues requiring immediate attention to:

The ColyVan Pacific 24/7 Emergency Number: 604-683-8399
If During Business Hours Call MJ Cayme: 604-568-2501

Be specific with the issue you are reporting so the appropriate trades can be dispatched as well: provide the address you are calling from, your name, suite number and phone number where you can be reached.

As a Resident, if you call out a trade to your suite, you could be held responsible for any charges incurred and subsequent damage they may cause to the common areas as well as your suite. The procedure as outlined above should always be followed.

Security Bulletin

All residents are reminded that the entrance to your home *DOES NOT* start at your front door, but the front doors to the building! *DO NOT* let strangers into your home! Following are a few tips for all to follow:

- 1. Make sure you wait until the gates and doors close when you come and go.**
- 2. Don't leave anything visible in your car especially keys and fobs!**
- 3. Report lost keys or cards/fobs to ColyVan Pacific & the Administrator MJ.**
- 4. Report any suspicious activity to 911, make detailed notes.**

Anyone experiencing or witnessing a break-in is advised to contact the police (911) to file a report. Remember, security is everyone's responsibility!

24/7 EMERGENCY SERVICE

The ColyVan Pacific 24/7 Emergency Number: 604-683-8399

PLEASE NOTE THAT THIS SERVICE IS FOR BUILDING EMERGENCIES ONLY: IT IS NOT FOR PERSONAL EMERGENCIES. Personal emergencies include lost building or suite access devices (i.e., keys, fobs, garage remotes) access to relatives' apartments, inquires about account balances, "someone parked in my stall", neighbours are having a loud party, neighbours' security alarm is going off and similar situations. We are also unable to provide assistance on calls such as "I saw a strange/suspicious person enter and/or vandalism to automobiles or suites". This should be reported to the police department, 911.

Please feel free to report floods, broken water lines, fires, fire alarms, stuck elevators, garage gates not working and other similar building/property issues requiring immediate attention. Be specific with the issue you are reporting so the appropriate trades can be dispatched as well: provide the address you are calling from, your name, suite number and phone number where you can be reached.

The 24/7 answering service is not available for general inquires concerning accounts, council policies and other matters, which are regular administration items.

The ColyVan Pacific 24/7 Emergency Number: 604-683-8399

SHOULD YOU HAVE ANY QUESTIONS REGARDING THE ABOVE, OR IF WE CAN BE OF FURTHER ASSISTANCE, PLEASE DO NOT HESITATE TO CONTACT THE UNDERSIGNED.

COLYVAN PACIFIC REAL ESTATE MANAGEMENT SERVICES LTD.

ColyVan Pacific Real Estate Management
Kenneth Bro - Agent for the Owners BCS 2869 King Edward Village
604-683-8399 ext 232

THANK YOU IN ADVANCE FOR YOUR COOPERATION



STRATA PLAN BCS 2869 – King Edward Village

RULES AND REGULATIONS

Although it is not possible to be silent in the course of daily living, it is possible to recognize the time of day and the proximity of your neighbours.

Noise complaint procedure is as follows:

- a. First speak with your neighbour in a friendly and non confrontational manner, explaining what is bothering you and why.
- b. If the noise problem is continuously disturbing you, call the Vancouver City Police: 911 or (604) 717-3321, report the incident, and ask for an incident number.
- c. Then contact the Property Manager in writing with the date, time, and description of the incident.

COLYVAN PACIFIC REAL ESTATE MANAGEMENT SERVICES LTD.

Kenneth Bro - As Managing Agent of the Owners, Strata Plan BCS 2869 - 604-683-8399 ext 232

General Rules For Use Of The Common Rooms Of BCS 2869 King Edward Village

The common areas are designed for the use of residents and their guests. These rules are designed to maximize enjoyment and to maintain common areas in the best possible condition. The lounge is designed for the use and enjoyment of all KEV residents. Please treat the facility with respect. If you find any damage or untidy conditions upon entry, please report the situation immediately to the Administrator (604-568-2501) prior to use. Individual users are responsible for leaving the lounge in an "as found", neat, tidy and secure/locked (ensure that all doors/windows are closed and locked upon leaving) condition

Entertainment Room Hours Of Operation 9:00 AM to 9:00 PM

- All persons using the facilities do so at their own risk.
- Residents are responsible for the conduct and safety of their guests at all times and must accompany any guests using the common room lounge.
- No one under the age of 18 is permitted to use the facilities unless accompanied by an adult.
- No pets are permitted in the facilities.
- No smoking is permitted in the facilities.
- The use of glassware or other breakable items is prohibited in the facilities.
- Consumption of alcohol is not permitted when using the facilities.
- All other beverages must be consumed in plastic cups.
- Food may be consumed but any spills must be cleaned by the resident responsible using the facilities. Any unconsumed food or garbage must be removed from the common room upon exit.
- Any damage is the responsibility of the resident/owner.
- The maximum number of people in the facilities is limited to 25.
- Use of candles is not permitted.

ROOM BOOKINGS FOR GROUP EVENTS

Open Hours 9:00 AM to 9:00 PM

- The room may be booked for group events up to 16 weeks ahead by application in person or by e-mail to the Council.
- Bookings will be limited to one (1) per calendar quarter per owner/tenant.
- A minimum of 48 hours notice is required for bookings.
- Users are required to post a \$250.00 refundable damage deposit at time of booking.
- If you find any damage or untidy conditions upon entry, please report the situation immediately to the Administrator (604-568-2501) prior to use.
- Residents booking the lounge are responsible for all clean-up and leaving the facility in an 'as found' condition.
- The lounge will be inspected and conditions logged by Council after group bookings. All deficiencies, repairs and clean-up will be the responsibility of the resident/owner.
- Bookings must be made by an adult.
- The Strata Corporation may "black-out" certain days and times for special events for the benefit of residents.

THANK YOU,
"King Edward Village" Strata Council BCS 2869



Gym Rules Of BCS 2869 King Edward Village

FITNESS ROOM RULES & ETIQUETTE

For the betterment, safety and enjoyment of all residents, your Strata Council has approved the following rules for this area. These do not replace, but are in addition to Strata Corporation BCS 2869 "King Edward Village" Registered Bylaws.

The fitness room is open from 6:00am to 10:00pm daily

1. **Persons using this facility do so at their own risk. Persons using the facility release and indemnify the Strata Corporation, its employees and the Managing Agents from any and all claims arising from the use of the facilities.**
2. **An Adult Resident must accompany all guests. Persons under the age of 18 years old are not permitted to use this area unless accompanied by a Resident Adult. Children under the age of 13 are prohibited from using the equipment.**
3. **All common areas including the gym and 2nd floor deck are "NO SMOKING" areas.**
4. **Proper indoor athletic footwear and shirts/attire must be worn at all times.**
5. **For hygiene purposes, please ensure all equipment is wiped down and clean after use. Please bring your own towels.**
6. **When using the weight stations, please lower weights gently, without dropping. When finished, please turn the treadmill and bicycle off and return any "free" weights to the storage rack.**
7. **Consumption of alcoholic beverages is prohibited in the fitness room. Reports of alcohol consumption may result in police attendance, written notice from management, fines and possible loss of room privileges.**
8. **No animals/pets are permitted within this area.**
9. **Please report any damage or required maintenance immediately to the Administrator or the Managing Agent. Individuals noting a breach or abuse of this area should report such incident to either the Administrator or the Managing Agent, in writing.**
10. **It is prohibited to remove any equipment from the fitness room.**
11. **Only personal music devices with ear-buds are allowed. No amplified music is allowed.**
12. **When leaving, please ensure all windows are closed and locked and lights turned off. In addition, check the exterior patio/deck doors to confirm it is securely closed and locked.**

THANK YOU,
"King Edward Village" Strata Council BCS 2869
King Edward Village Office (Administrator): 604-568-2501