

ANNUAL GENERAL MEETING MINUTES

WEDNESDAY, MARCH 4, 2009

WESTPOINTE – STRATA PLAN VR 2781

TIME & LOCATION:

7:00 pm
St. James Community Square
3214 West 10th Avenue,
Vancouver, BC

STRATA COUNCIL 2008

**PRESIDENT & PRIVACY
OFFICER**

Lucie Moujabber

TREASURER

Deborah Millard

AT LARGE

Gordon Heppner
Linda Lind
Teresa O'Reilly

STRATA MANAGER

George Alexandru

BAYWEST MANAGEMENT
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ACCOUNTANT

Lisa Wong
Direct line: 604.714.6380
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ATTENDANCE:

32 Owners, in person or by proxy

George Alexandru - Baywest Management Corporation

(1) REGISTRATION

(2) CALL TO ORDER

The meeting was called to order at 7:08 p.m. by George Alexandru, who in agreement with the Owners chaired the meeting.

(3) CALLING THE ROLL & CERTIFICATION OF PROXIES

As there are 78 strata lots eligible to vote at Westpointe, and a quorum requires representation by 1/3 of all eligible strata lots, a quorum for the meeting required representation by 26 strata lots. As per the registration sheet, a quorum was established and the meeting proceeded.

**(4) PROOF OF NOTICE OF MEETING &
ADOPTION OF AGENDA**

It was moved and seconded to adopt the Agenda as circulated.

CARRIED

(5) ADOPTION OF AGM MINUTES

The 2008 AGM minutes were not distributed by the previous management company.

(6) REPORT ON STRATA CORPORATION INSURANCE

The Strata Corporation insurance policy as attached to the AGM Notice was reviewed by the Owners.

(7) PRESIDENT'S REPORT

The Council President presented Owners with a brief summary of the activities that took place over the last fiscal year,

emphasizing the security upgrades made to the common property door access areas and the change in management from Wynford to Baywest.

(8) ¾ VOTE "A" – LANDSCAPE IMPROVEMENTS

"Be it resolved by a 3/4 vote resolution of the Owners, Strata Plan VR 2781, that the Strata Council is allowed to proceed with landscape improvements in the common property. Such improvements may significantly change the appearance of the common property, as noted below:

- The removal of all the clay pots which will be replaced with:
 - 2 jumbo exterior door planters for each building
 - 6 large planters for each walkway
 - 2 trees for front planters”

The floor was open for discussion, and it was MOVED / SECONDED to approve $\frac{3}{4}$ vote resolution “A” as presented (19 in favor, 13 against, 0 abstentions).

DEFEATED

It was requested that following the defeat of this resolution, the budgetary position 8160 in the amount of \$3,000 be eliminated.

(9) CONSIDERATION OF 2009 BUDGET (Year end December 31st)

George Alexandru presented the 2009 budget line by line, providing advice, input and responded to various questions from the Owners. Several motions were received from the floor to amend the budget as follows:

- to reduce account 6230 – Miscellaneous – to read \$ 1,000; (unanimous) - CARRIED
- to reduce account 7190 – Fire Protection – to read \$ 3,000; (unanimous) - CARRIED
- to eliminate account 8160 – Landscape Improvements -\$3,000 (unanimous) - CARRIED
- to eliminate account 8231 – Repairs Exterior(30 against, 1 in favor, 1 abstention)- DEFEATED
(this amount will be kept in the budget).
- to eliminate account 9010 – CRF (30 against, 1 in favor, 1 abstentions) - DEFEATED
(this amount will be kept in the budget)

Following discussion, it was MOVED / SECONDED (30 in favor, 1 against, 1 abstention) to approve the 2009 budget as amended in the amount of \$272,200.

CARRIED

A COPY OF THE APPROVED BUDGET AND A NEW SCHEDULE OF STRATA FEES AND CATCH UP FEES IS ATTACHED. THE NEW FEES ARE EFFECTIVE JANUARY 1, 2009. OWNERS WHO PAY BY AUTOMATIC WITHDRAWAL DO NOT NEED TO TAKE ANY ACTION, AS BAYWEST WILL AUTOMATICALLY ADJUST THE MONTHLY WITHDRAWAL. OWNERS WHO PAY BY CHEQUE ARE ENCOURAGED TO FORWARD A NEW SERIES OF POST-DATED CHEQUES TO BAYWEST. CHEQUES SHOULD BE MADE PAYABLE TO STRATA PLAN VR 2781.

IF YOU HAVE SENT IN POST DATED CHEQUES BASED ON THE OLD 2008 FEES, PLEASE BE ADVISED THAT YOUR ACCOUNTS WOULD BE CREDITED WITH THE DIFFERENCE BETWEEN THE OLD STRATA FEE AND NEW STRATA FEE FOR JANUARY, FEBRUARY AND MARCH 2009. AN ADDITIONAL CHEQUE TO COVER THE CATCH UP FEE WILL BE NEEDED ON APRIL 1, 2009.

OWNERS ARE ADVISED THAT THE STRATA FEES ARE DUE AND PAYABLE ON OR BEFORE THE FIRST DAY OF THE MONTH TO WHICH THE STRATA FEES RELATE.

IF AN OWNER IS LATE IN PAYING HIS OR HER STRATA FEES, THE STRATA COUNCIL MAY ASSESS A LATE PAYMENT PENALTY FOR EACH MONTH OR PORTION THEREOF THAT THE BALANCE REMAINS OUTSTANDING.

(10) $\frac{3}{4}$ VOTE “B” – RESIDENTIAL PARKING GATE REPLACEMENT

“Be it resolved by a $\frac{3}{4}$ vote resolution of the Owners, Strata Plan VR 2781, that the Strata

Corporation transfers an amount not exceeding \$4,000 to carry out the Residential parking gate replacement. Such expenditure is to be charged against the Contingency Reserve Fund. “

The floor was opened for discussion, and it was MOVED / SECONDED to approve $\frac{3}{4}$ vote resolution “B” (unanimous).

DEFEATED

(11) 3/4 VOTE “C” – OUTSIDE LIGHTING UPGRADES

“Be it resolved by a $\frac{3}{4}$ vote resolution of the Owners, Strata Plan VR 2781, that the Strata Corporation transfers an amount not exceeding \$20,000 the Contingency Reserve Fund to allow the Strata Council to arrange for the replacement of the Parkade ramp lighting system and the replacement of the outside lighting system at the back of both buildings. In addition, the project will include the replacement of the lighting fixtures on the walkways in front of the elevators.”

A motion was put on the floor to amend the resolution to read as follows:

“Be it resolved by a $\frac{3}{4}$ vote resolution of the Owners, Strata Plan VR 2781, that the Strata Corporation transfers an amount not exceeding \$20,000 the Contingency Reserve Fund to allow the Strata Council to arrange for the replacement of the Parkade ramp lighting system and the replacement of the outside lighting system at the back of both buildings. In addition, the project will include the replacement of the lighting fixtures on the walkways in front of the elevators. The project must be carried out in phases over a three year period; each phase not to exceed $\frac{1}{3}$ of the approved financial limit.”

The vote was called on the amendment and it was MOVED / SECONDED to approve the amendment as presented (unanimous).

CARRIED

There being no further questions, it was MOVED / SECONDED to approve $\frac{3}{4}$ vote resolution “C” as amended (unanimous).

CARRIED

(12) $\frac{3}{4}$ VOTE “D” – STAIRS UPGRADE

“Be it resolved by a $\frac{3}{4}$ vote resolution of the Owners, Strata Plan VR 2781, that the Strata Corporation transfers an amount not exceeding \$10,000 to carry out upgrade of the stairs between the buildings.”

The floor was open for discussion, and it was MOVED / SECONDED to approve $\frac{3}{4}$ vote resolution “D” as presented (unanimous)

DEFEATED

(13) ELECTION OF 2009 STRATA COUNCIL

The members of Council for 2008 automatically retired from their positions, pursuant to the bylaws. The following Owners volunteered to hold office for the 2009 term:

Lucie Moujabber	102
Deborah Millard	302
Robert Brown	313
Pamela Liu	312
Andrew Ferris	106

MaryAnne Vrbaneck	316
Gordon Heppner	317

There being no further nominations, it was MOVED / SECONDED to cease nominations and the above mentioned Owners were elected by acclamation.

CARRIED

(14) TERMINATION & NEXT COUNCIL MEETING

There being no further business, the meeting adjourned at 10:15 pm.

The next Council meeting TBA.