

SHAWNOAKS
5505-5585 OAK STREET, VANCOUVER, B.C.
STRATA PLAN VR855

MINUTES OF THE ANNUAL GENERAL MEETING OF THE MEMBERS OF STRATA PLAN VR855, SHAWNOAKS, HELD AT THE VANDUSEN BOTANICAL GARDEN IN THE CEDAR ROOM, 5251 OAK STREET, VANCOUVER, B.C. ON TUESDAY, JUNE 24TH, 2008 AT 7:00 P.M.

IN ATTENDANCE:

There were 37 Owners present either in person or by proxy.

Representing Rancho Management Services (B.C.) Ltd.:

Gus Ramirez, Property Manager

Patrick Frechette, Property Manager

1. **CALL TO ORDER**

There being a quorum, the meeting was officially called to order by the Strata Council President, Ms. Jane Kim, at 7:00 p.m.

Ms. Jane Kim went ahead asking the Owners if they had any concerns or objections to have Gus Ramirez chair the meeting. There being no concerns from Owners, it was **MOVED, SECONDED** and **CARRIED** to have Gus Ramirez of Rancho Management chair the meeting.

2. **CALLING THE ROLL AND CERTIFYING PROXIES**

Gus Ramirez informed the Owners that a quorum existed being made up of 37 Owners present either in person or by proxy.

3. **PROOF OF NOTICE OF MEETING**

As per the notice provisions of the *Strata Property Act*, Owners are required to be notified a minimum of fourteen (14) days in advance for an Annual General Meeting.

It was then **MOVED, SECONDED**, and **CARRIED** that the notice of Annual General Meeting was duly served, in accordance with the provisions of the *Strata Property Act*.

4. **READING AND DISPOSING OF THE 2008 SPECIAL GENERAL MEETING MINUTES**

Mr. Gus Ramirez informed the Owners that the Special General Meeting minutes of January 7th, 2008 were enclosed with the notice of the meeting. He then asked if there were any errors or omissions in the minutes.

There being no errors or omissions, it was then **MOVED, SECONDED** and **CARRIED** to approve the Special General Meeting minutes of January 7th, 2008 as presented.

5. **PRESIDENT'S REPORT**

The President, Ms. Jane Kim, presented a report to the Owners pertaining to the various items that occurred over the past year.

Ms. Jane Kim went on to explain that in the last year we went through a number of changes. Firstly, our caretaker position was taken over by Vivianna Boicu. Secondly, Patrick Frechette replaced Gus Ramirez as our new property manager.

Some of the most important issues we have accomplished from the last year would include the approval of the roof project, which commenced construction at the beginning of May. In addition, the vertical and horizontal drain line cleaning was completed in order to improve the functionality of our plumbing system and some tree pruning around the complex has been performed.

6. **FINANCIAL REPORT**

The Treasurer, Mr. Bill Thompson, informed the Owners that as of April 30th, 2008, there was \$69,999.27 in the contingency fund. He further informed the Owners that the Strata Corporation had incurred an operating deficit of \$20,412.00.

Mr. Bill Thompson then answered specific questions from the Owners in regards to the financial statements for the period ending April 30th, 2008. After further discussion, it was **MOVED, SECONDED**, and **CARRIED** to approve the financial statements for the period ending April 30th, 2008 as presented.

7. **MOTION TO APPROVE THE 2008/2009 OPERATING BUDGET**

Mr. Bill Thompson reviewed the proposed 2008/2009 operating budget with the Owners. He informed the Owners that the budget assumes an increase of 9.8% in the overall Strata fees. He then reviewed each revenue and expenditure category in detail with the Owners. After discussion, it was **MOVED, SECONDED** and **CARRIED** to approve the budget with the 9.8% increase in the overall Strata fees as presented.

8. **RESOLUTIONS FOR CONSIDERATION**

a) **Resolution "A":**

"Be it therefore resolved by a $\frac{3}{4}$ vote Resolution that the Owners, Strata Plan VR855, Shawnoaks authorize a withdrawal of up to \$20,411 from the contingency fund for the purpose of eliminating the 2007/2008 operating deficit."

It was **MOVED** and **SECONDED** to accept the $\frac{3}{4}$ Vote Resolution as presented. At this time, the floor was open for discussion. After a brief discussion, the $\frac{3}{4}$ vote Resolution was **CARRIED** as presented.

9. **REPORT ON INSURANCE**

Gus Ramirez informed the Owners that the building is currently being insured for \$11,512,100.00 with a \$5,000,000.00 coverage for general liability and \$2,000,000.00 for Directors and Officers (The Strata Council).

Owners were then reminded that the Strata Corporation's insurance policy does not provide for individual contents, betterments or improvements (i.e.: clothing, furniture, decorating, upgrading of carpets, flooring, etc.). Owners must carry their own tenant package insurance for such coverage, including any improvements and liability coverage.

Furthermore, the Strata Corporation's insurance policy only covers original fixtures within the strata lots (i.e. original carpets, original cabinets, etc.).

There being no discussion, it was **MOVED, SECONDED, and CARRIED** to accept the insurance report as presented.

10. **RESIGNATION OF THE CURRENT STRATA COUNCIL**

Mr. Gus Ramirez and the Owners thanked the Strata Council for their efforts over the past year with a round of applause. Mr. Ramirez then informed the Owners that the election of Council is usually done by way of nomination. Therefore, it was **MOVED, SECONDED, and CARRIED** to open the floor for nominations. The following Owners were then nominated to serve on the Strata Council:

Bill Thompson
Jane Kim
Delton Fallis
Lanie Fajardo
Teresa Londero
Brian Ferris

After discussion, it was **MOVED, SECONDED, and CARRIED** to close all nominations.

It was then **MOVED, SECONDED, and CARRIED** to declare the above noted Owners to serve on the Strata Council by way of acclamation.

11. **ANY OTHER MATTER**

a) **Parkade:**

Some Owners voiced their concerns in regards to the closing of the gate and speed limit in the underground parkade. We would like to remind all Owners to wait for the gate to close behind you and to please respect the speed limit in the parkade.

b) **Recycle Bins:**

Some Owners brought to the attention of the Strata Council and the general

assembly that there has been an issue with Residents not properly sorting their recyclable items. We would like to remind all Residents to take the time to properly sort their recyclables into the bins as this takes more of the caretaker's time to sort

11. **ANY OTHER MATTER CONT'D**

b) **Recycle Bins Cont'd:**

these items out.

c) **Damaged Walkway:**

An Owner brought to the attention of the assembly that there are some bumps in the common area walkways in the complex and it should be repaired as soon as possible as it could be a liability for the Strata Corporation.

d) **Unauthorized Dryer Vents:**

Some Owners brought to the attention of the assembly that there have been ongoing issues with the roofing project and unauthorized dryer vents. The Strata Council informed the assembly that they have been on the roof and inspected these vents themselves and all but one was connected to bathroom vents. At this time, the Strata Council will recognize those that have connected their dryers to the bathroom vents and there will not be any action taken to remove these vents.

e) **Pool:**

An Owner reported to the assembly that one of the steps at the bottom of the pool is damaged and could be a potential injury for Residents. It was asked that the Strata Council take action and have this step repaired as soon as possible. In the meantime, a sign will be put up to notify Residents to take caution when using the pool. An Owner wanted to remind all the Owners about the rules and regulations of the pool.

f) **Energy Efficiency:**

A discussion ensued regarding different ways to improve the energy efficiency at Shawnoaks. Jane Kim informed the assembly that the Council is looking for input from Owners into improving the energy efficiency by either upgrading the windows or replacing the boiler, or any other suggestions such as using an alternative power source. Council is asking that any Owners who may have any alternative suggestions notify the Strata Council.

g) **BBQ:**

An Owner brought to the attention of the assembly for all to be mindful of the Bylaws and Rules when barbecuing.

h) **Bike Racks:**

An Owner asked if more bike racks could be purchased. This will be up to the new Council to look into.

12. **TERMINATION OF MEETING**

There being no further business, it was **MOVED**, **SECONDED**, and **CARRIED** to terminate the Annual General Meeting at 8:18 p.m.

Respectfully Submitted,



Patrick Frechette, Property Manager
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RANCHO'S INTERNET SITE

Rancho's website contains lots of features such as accessing minutes and bylaws online. We invite you to check us out at <http://www.ranchovan.com>. The log in for Shawnoaks is VR855, and the password is shawnoaks5087. Any questions and comments can be forwarded to us by email at: pmgr@ranchogroup.com or by calling us at: (604) 684-4508.