

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

MINUTES OF THE SPECIAL GENERAL MEETING OF THE MEMBERS OF STRATA PLAN VR855, SHAWNOAKS, HELD IN THE CEDAR ROOM AT VAN DUSEN BOTANICAL GARDEN, 5251 OAK STREET, VANCOUVER, B.C. ON WEDNESDAY, MARCH 11, 2009, AT 7:00 P.M.

IN ATTENDANCE:

32 Owners were represented either in person or by proxy

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

Patrick Frechette, Property Manager

1. **CALL TO ORDER**

There being a quorum, the Meeting was officially called to order by the Strata Council President, Mr. Brian Ferris, at 7:00 p.m.

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

The Strata Agent informed the Owners that a quorum existed being made up of 32 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 or a Special General Meeting. The notice of the Special General Meeting was mailed to all Owners on February 19, 2009.

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

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

The Strata Agent informed the Owners that the Annual General Meeting minutes of June 24, 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 June 24, 2008 Annual General Meeting minutes, as presented.

5. **INFORMATION SESSION ON NEEDED REPAIRS ON THE CABANA**

The Strata Agent gave the floor to Strata Council President, Mr. Brian Ferris, who then informed the Owners that a substantial completion of the roof has now been reached as of January 9, 2009, with the exception of the Recreation Building, the "Cabana".

Mr. Ferris went on to explained that back in December 2008, RDH Engineering brought to the Strata Council's attention that due to the deterioration found around the building, Tech Roofing was unable to proceed with the replacement of the roof and that the \$30000 originally allocated in the contract for that purpose would be credited to the Owners. Following an on-site meeting between representatives from Rancho Management, Tech Roofing, RDH Engineering, and two (2) Strata Council Members, it was decided to follow the recommendation from RDH Engineering and to give them the authorization to do further reviews of the building and prepare a report for the Strata Council.

At the February 2, 2009 Strata Council Meeting, RDH Engineering presented the Strata Council with their *Recreation Building Condition Assessment Report*, in which it was concluded that there was substantial deterioration of the roof structure and exterior walls. After reviewing the report and discussing the matter, the Strata Council **MOVED**, **SECONDED**, and **CARRIED** to call a Special General Meeting for March 11, 2009 to bring this information to the attention of all Owners and to gather feedback from Owners regarding this matter.

The President presented the *Recreation Building Condition Assessment Report* to the Owners, after which the floor was opened to the Owners for questions and/or suggestions. During this discussion, the Owners were able to share their concerns/suggestions and were successful in narrowing their suggestions down to one by a show of hands. The assembly present tonight is aware of the extent of the damage and understands the need for further action in order to resolve this matter. The Owners asked the Strata Council to proceed with gathering of quotes for the remedial work of the cabana and the exterior walls of the cabana. As a contingency plan, it was also put forth to gather quotes for the cost of potentially removing the cabana building altogether. Such quotes will be presented to the Owners in future at either an upcoming Special General Meeting or Annual General Meeting.

6. **TERMINATION OF MEETING**

There being no further business, it was **MOVED**, **SECONDED**, and **CARRIED** to terminate the Special General Meeting at 7:50 p.m.

~~Respectfully Submitted,~~


Patrick Frechette, Property Manager
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COMMUNICATION WITH STRATA COUNCIL

Strata Council welcomes the opportunity to serve you by keeping the lines of communication open at all times. Owners are, therefore, invited to write the Strata Council, via Rancho Management Services at 701-1190 Hornby Street, Vancouver, BC, V6Z 2K5, on any Strata Corporation matters. Correspondence received will be presented and reviewed by Strata Council. In the event Rancho can answer your questions about standard Strata Corporation-related matters, please call us at 604 684-4508.