

**THE OWNERS OF STRATA PLAN VR855
5505 - 5585 Oak Street
Vancouver, B.C.
V6H 2V5**

NOTICE OF SPECIAL GENERAL MEETING

TAKE NOTICE THAT THE SPECIAL MEETING OF STRATA PLAN VR855 WILL BE HELD ON TUESDAY, FEBRUARY 23, 2010 AT 7:00 P.M. AT THE VANDUSEN BOTANICAL GARDEN IN THE CEDAR ROOM, 5251 OAK STREET AVENUE, VANCOUVER, B.C. AND THAT THE AGENDA WILL BE AS FOLLOWS:

1. Call to order.
2. Calling the Roll and Certifying Proxies for each Strata Lot represented at the meeting.
3. Filing Proof of Notice of Meeting.
4. Adoption of Previous Meeting Minutes
 - Special General Meeting of January 27th, 2010 (pages 3-4).
5. $\frac{3}{4}$ Vote Resolution.
 - Resolution "A" Rehabilitation of the Cabana (pages 5-6)
11. Any other matter.
12. Termination of Meeting.

DATED AT VANCOUVER, B.C. this 3rd day of February 2010.

STRATA PLAN VR855

IF YOU CANNOT ATTEND, ENCLOSED IS A PROXY FORM PERMITTING YOU TO APPOINT THE AGENT OF YOUR CHOICE. ANY PERSON IS ELIGIBLE TO BE APPOINTED AS YOUR AGENT INCLUDING ANOTHER OWNER. PLEASE DELIVER THE REPLY LETTER TO THE STRATA COUNCIL BOX IN THE BREEZEWAY OF BUILDING #5555 ON OR BEFORE JUNE 3RD, 2008. PROXY FORMS MAY ALSO BE MAILED TO RANCHO'S OFFICE AT 701 - 1190 HORNBY STREET, VANCOUVER, BRITISH COLUMBIA, V6Z 2K5.

**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 VANDUSEN BOTANICAL GARDEN
5251 OAK STREET, VANCOUVER, B.C. ON WEDNESDAY, JANUARY 27, 2010 AT 7:00 P.M.**

IN ATTENDANCE

42 Owners were represented either in person or by proxy (31 in person, 11 proxies)

REPRESENTING RANCHO MANAGEMENT SERVICES (B.C.) LTD

Mike Elliott, Property Manager

1. CALL TO ORDER

There being a quorum, the meeting was officially called to order by the Strata Agent, Mike Elliott, at 7:00 p.m.

2. CALLING THE ROLL AND CERTIFYING PROXIES

The Owners were informed that a quorum existed being made up of 42 Owners represented 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 Annual General Meeting was mailed to all Owners on January 8th, 2010.

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

4. APPROVAL OF PREVIOUS MEETING MINUTES

The Strata Agent informed the Owners that the Annual General Meeting minutes of June 23rd, 2009 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 adopt the Annual General Meeting Minutes of June 23, 2009, as presented.

5. **RESOLUTIONS FOR CONSIDERATION**

a) **Resolution “A” – Rehabilitation of the Cabana:**

WHEREAS:

1. *Strata Council is ready to move forward with the rehabilitation of the cabana.*

BE IT HEREBY RESOLVED AS A ¾ VOTE RESOLUTION:

1. *THAT the Owners, Strata Plan VR855, approve a special levy in the amount of \$187,000 due in two (2) installments (March 1st, 2010 and April 1st, 2010).*
2. *THAT the special levy will be payable by the Owners on record on the date of passing.*
3. *THAT the attached special levy will be assessed in accordance with the schedule of unit entitlement (see attached).*

The ¾ vote Resolution as presented was **MOVED** and **SECONDED** and the floor was opened for discussion. After a lengthy discussion, the ¾ vote Resolution was **DEFEATED** (27 in favour, 14 opposed, 1 abstained).

A discussion ensued regarding the cabana issue and it was noted that many of the Owners who had voted “no” had changed their mind after this discussion. It was decided to hold another Special General Meeting with the same proposal at the earliest date possible.

6. **TERMINATION OF MEETING**

There being no further business, it was **MOVED**, **SECONDED**, and **CARRIED** to terminate the Special General Meeting at 8:25 P.M.

Respectfully Submitted,



Mike Elliott, Property Manager
Rancho Management Services (BC) Ltd.
#701-1190 Hornby Street, Vancouver, B.C. V6Z 2K5
Phone: (604) 684-4508 (**24-HOUR EMERGENCY SERVICES**)
Direct Line: (604) 331-4280
Email: melliott@ranchogroup.com

UPCOMING OLYMPIC AND PARALYMPIC WINTER GAMES

With the upcoming 2010 Olympic and Paralympic Winter Games in Vancouver, please remember that your method of transport will likely be affected. To see the City of Vancouver's plans, please visit olympichostcity.vancouver.ca under *Getting Around*.

We would also like to remind all residents that with the influx of people into the city to please remember these simple security rules:

- * Do not let strangers into the building even if they call you via the interphone system. When walking into the building, please close the door behind you and ensure others behind you use their own fob for access.
- * Ensure that the garage gate closes behind you when driving in/out of the parkade.
- * Do not leave any valuables inside your vehicle.
- * Ensure that all common area doors are locked behind you.
- * Always lock your suite door.
- * Report all lost or stolen fobs to the Concierge immediately.
- * Report any suspicious individuals/activity to the Police

Resolution "A"
Strata Corporation VR855 - "Shawnoaks"
5505 – 5585 Oak Street
Vancouver, BC

Special General Meeting
Tuesday, February 23, 2010

(3/4 Vote Resolution)

Rehabilitation of the Cabana

WHEREAS:

1. Strata Council is ready to move forward with the rehabilitation of the cabana.

BE IT HEREBY RESOLVED AS A ¾ VOTE RESOLUTION:

1. THAT the Owners, Strata Plan VR855, approve a special levy in the amount of \$187,000 due in two (2) installments (March 1st, 2010 and April 1st, 2010).
2. THAT the special levy will be payable by the Owners on record on the date of passing.
3. THAT the attached special levy will be assessed in accordance with the schedule of unit entitlement (see attached).

End of Resolution "A"

RESOLUTION "E" (3/4 VOTE RESOLUTION)

PROPOSED 2010 SPECIAL LEVY SCHEDULE

"SHAWNOAKS"

STRATA CORPORATION VR-855

5505 - 5585 Oak Street, Vancouver, BC

REHABILITATION OF THE CABANA - \$187,000.00

To Be Paid in Two Equal Installments

# OF BEDROOMS	UNIT ENTITLE	Amount due on March 1st, 2010	Amount due on April 1st, 2010	TOTAL AMOUNT DUE
1 Bedroom Strata Lot	11	\$1,057	\$1,057	\$2,114
2 Bedroom Strata Lot	15	\$1,442	\$1,442	\$2,883
3 Bedroom Strata Lot	19	\$1,826	\$1,826	\$3,652

*Strata Lot 47 is not included, as is the resident's manager suite

PROXY

TO: **THE OWNERS STRATA PLAN VR855**
c/o #701-1190 Hornby Street
Vancouver, B.C.
V6Z 2K5

OR

(May be deposited into
Strata Council Box in Breezeway
of 5555 Oak Street, Vancouver, B.C.)

I _____ of Unit No. _____ will not be in attendance at the meeting on **Tuesday, February 23, 2010.**

The undersigned hereby appoints:

_____ or failing him/her _____ as the proxy of the undersigned, upon presentation of this proxy form at said meeting(s), to attend and vote at the meeting to be held on **Tuesday, February 23, 2010**, and at any adjournment thereof, in the same manner, to the same extent and with the same powers as if the undersigned were present at the said meeting or any adjournment thereof. Discretionary authority is conferred on the proxy with respect to such proposals or matters which may properly come before the meetings and at any adjournment thereof.

The undersigned acknowledges receipt of the Notice for the meeting and hereby revokes any proxy previously given.

Signature

Date