

**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).*

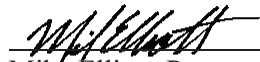
The ¾ vote Resolution as presented was **MOVED** and **SECONDED** and the floor was opened for discussion. After a lengthy discussion, the ¾ vote Resolution was **DEFEATED** (27 in favour, 14 opposed, 1 abstained).

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