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*Caring Property Management For Your Community*

**STRATA PLAN NW 1990 – CONCORDE PLACE  
MINUTES OF ANNUAL GENERAL MEETING  
November 28, 2007**

**Registration of Owners**

At the time the meeting was scheduled to begin, there were only 64 owners present in person or by proxy. As this did not represent a quorum all business before the annual general meeting was suspended for 30 minutes according to the strata bylaws. Subsequent to the 30-minute delay, owners then present (67) constituted the necessary quorum.

**Call to Order**

The chair called the annual general meeting to order at 7:30 pm.

**Certification of Proxies**

There were 36 proxies received and they were all certified as in order.

**Proof of Notice**

The annual general meeting notice was distributed to all owners on Monday, November 5, 2007, well within the requirements for notice as required under the Strata Act. Therefore, it was ruled that the meeting was duly constituted.

**Proof of Insurance**

Owners were advised that the current insurance certificate, for full replacement value of the property, was included in the annual general meeting package. It was noted that the re-appraisal for 2007 now valued the building at over \$49 million, resulting in an increase to the insurance premium.

**Approval of Prior Minutes**

The minutes of the annual general meeting held on November 28, 2006 were approved as circulated.

Moved by 808, seconded by 1008 **CARRIED**

**Chair's Report**

The chair reported that over the past year, two long-standing members of council had resigned as a result of selling their units. On behalf of council, he thanked Peter Reay and Janet Walker for their efforts over the years. In response to a call for volunteers to fill the vacant positions, Renee Yu agreed to join council for the remainder of the term.

During the past year, council completed a number of projects around the premises, including new carpeting and paint in the hallways leading to the parkade, a new treadmill and a security access gate for the exercise room, the new walkway across the front lawn, repainting all of the driveway lines, the completion of the energy efficient lighting project, improved security lighting around the property, replacing the pool heater and a number of security upgrades.

There is now an increased number of security patrols; the property manager is ensuring that they patrol on a random basis. Enhancing security around the property is a very difficult and expensive proposition for the strata corporation. As an example, one full time security patrol would cost over \$200,000 annually and it would still be virtually impossible to provide adequate coverage. Council has examined a number of other options but none appear to provide an increased value in proportion to their costs apart from lock upgrades and changes to the parkade entrance. Council has also attempted to get residents interested in a block watch program, without success.

Owners discussed various ways to get information about security issues in a timely manner; the new strata council will explore these options at its next meeting.

### **Treasurer's Report**

The treasurer reported briefly that the strata council was very happy with the changes the property manager had made with respect to financial reporting; it is considerably better than before. Statements are much more comprehensive and are being received in a timely manner.

Council explained the proposed 2008 budget including where the revenues were coming from and the need for a 2.5 per cent increase in strata fees for the year. There was also a detailed discussion of how each expense item was estimated and where savings had been realized in the 2007 fiscal year. It was noted that one significant cost reduction was almost \$10,000 in electricity costs, due primarily to energy efficient lighting program implemented over the past two years.

There were questions about the need for a strata fee increase, especially since the GST was being reduced at the beginning of the year (estimated at around \$5,000 in savings). Council's response was that this item had already been factored in during the budgeting process and, if there were to be additional savings realized, this would show as a surplus for the 2008 fiscal year.

It was noted that the strata act required that 10% of the operating budget be contributed to the contingency reserve fund until the total in the fund reached 25% of the annual operating budget. For this year, \$20,000 has been allocated to the reserve fund so the 25% target will be reached during the year. Council reported that, in addition to the normal operating and maintenance costs, the strata was budgeting to finish the repairs to the townhouse roofs, purchasing some office and janitorial equipment, upgrading the elevator cages, lobby upgrades, canopy replacement and some other small projects as costs permit.

Owners asked if there were any special assessments that they could anticipate over the next few years. Council responded by indicating that the next major project would likely be a major overhaul of the elevators as they are getting old and parts will become more and more difficult to obtain. However, this is not on the immediate agenda.

Questions were raised as to how the deficit in the proposed budget was going to be addressed; the estimated surplus for 2007 will be used to balance the budget rather than increasing strata fees even further.

Following considerable discussion, it was moved (Unit T-1) and seconded (Unit 1008) that the 2007 budget be adopted as proposed **CARRIED**

It was moved (T-1) and seconded (Unit 1008) that the retained earnings/surplus at the end of the 2007 fiscal year be allocated to the 2008 operating budget. **CARRIED**

### **Election of Council**

The chair outlined the duties and time requirements of volunteer council members and requested nominations from the floor. He indicated that all current council members have agreed to serve another term; these are

John Ellen  
Nick Sushnyk (1008)

Renee Yu (T-22)  
Alison Coupal (808)

Judy Miller (T-1)  
Elizabeth Forbes (2406)

There being no other nominations from the floor, the above were deemed elected by acclamation.

### **General Discussion**

During the general discussion following the conclusion of the business of the meeting, the following points were raised:

1. Cable Channel issue: Some owners were concerned that the cable company had realigned the cable channels and moved the security channel to 116, which they don't receive. Council indicated that there might be ways to obtain this channel through the use of a VCR.
2. Security Recording: Council reported that the strata had a new DVR recording system that monitored and recorded all cameras on the security system;
3. Limited Visitor Parking: Concern was expressed that there were too few garage slots allocated for visitor parking in a building of this size. The chair explained that parking spaces were very expensive to construct and the actual number of stalls was dictated by city regulations. Another concern was that the number of available stalls had been reduced over the past year or so or moved to another part of the parkade.

4. Rental Pool: The chair explained that the rental pool was formed when the building was first constructed; extremely high interest rates at the time had a huge impact on the housing market. Initially, the pool consisted of about 180 units; this has now been reduced to 31. The pool is a closed pool as only the original investors can be part of it.

5. Elevator Interiors: There are some plans to upgrade the elevator interiors next year, including carpeting and walls.

6. Meeting Location: Owners expressed their appreciation to council for holding the annual general meeting in the building, much more convenient as well as cheaper. Council agreed that this would be the preferred location for future meetings.

### **Adjournment**

The chair adjourned the meeting at 8:20 pm.

### (Next Council Meeting).

Subsequent to the conclusion of the AGM, the new council met briefly to schedule its first meeting; it will take place at 6:30 pm, Tuesday, January 22, 2008.

**Strata Plan NW 1990 - Concorde Place  
Strata Fees 2008**

<b>Strata Lot</b>	<b>Suite Number</b>	<b>Unit Entitlement</b>	<b>Annual Fee 2007</b>	<b>Monthly Fee 2007</b>	<b>New Monthly Fee 2008</b>	<b>New Annual Fee 2008</b>
1	T-1	5844	3,747.41	312.28	\$320.09	\$3,841.10
2	T-2	5905	3,786.53	315.54	\$323.43	\$3,881.19
3	T-3	5866	3,761.52	313.46	\$321.30	\$3,855.56
4	T-21	5855	3,754.47	312.87	\$320.69	\$3,848.33
5	T-22	5910	3,789.73	315.81	\$323.71	\$3,884.48
6	T-23	5877	3,768.57	314.05	\$321.90	\$3,862.79
7	T-24	5866	3,761.52	313.46	\$321.30	\$3,855.56
8	T-25	5938	3,807.69	317.31	\$325.24	\$3,902.88
9	T-26	5866	3,761.52	313.46	\$321.30	\$3,855.56
10	T-27	5811	3,726.25	310.52	\$318.28	\$3,819.41
11	T-28	5905	3,786.53	315.54	\$323.43	\$3,881.19
12	T-31	5855	3,754.47	312.87	\$320.69	\$3,848.33
13	T-32	5910	3,789.73	315.81	\$323.71	\$3,884.48
14	T-33	5877	3,768.57	314.05	\$321.90	\$3,862.79
15	T-34	5855	3,754.47	312.87	\$320.69	\$3,848.33
16	T-35	5927	3,800.64	316.72	\$324.64	\$3,895.65
17	T-36	5855	3,754.47	312.87	\$320.69	\$3,848.33
18	T-37	5811	3,726.25	310.52	\$318.28	\$3,819.41
19	T-38	5927	3,800.64	316.72	\$324.64	\$3,895.65
20	T-41	6861	4,399.55	366.63	\$375.80	\$4,509.54
21	T-42	6861	4,399.55	366.63	\$375.80	\$4,509.54
22	T-43	6778	4,346.33	362.19	\$371.25	\$4,454.99
23	T-44	6839	4,385.45	365.45	\$374.59	\$4,495.08
24	T-45	6872	4,406.61	367.22	\$376.40	\$4,516.77
25	T-46	6823	4,375.19	364.60	\$373.71	\$4,484.57
26	201	4135	2,651.53	220.96	\$226.48	\$2,717.82
27	202	4534	2,907.39	242.28	\$248.34	\$2,980.07
28	203	4406	2,825.31	235.44	\$241.33	\$2,895.94
29	204	4611	2,956.76	246.40	\$252.56	\$3,030.68
30	205	3986	2,555.99	213.00	\$218.32	\$2,619.89
31	206	4611	2,956.76	246.40	\$252.56	\$3,030.68
32	207	4406	2,825.31	235.44	\$241.33	\$2,895.94
33	208	4627	2,967.02	247.25	\$253.43	\$3,041.20
34	301	4135	2,651.53	220.96	\$226.48	\$2,717.82
35	302	4534	2,907.39	242.28	\$248.34	\$2,980.07
36	303	4406	2,825.31	235.44	\$241.33	\$2,895.94
37	304	4611	2,956.76	246.40	\$252.56	\$3,030.68
38	305	3986	2,555.99	213.00	\$218.32	\$2,619.89
39	306	4611	2,956.76	246.40	\$252.56	\$3,030.68
40	307	4406	2,825.31	235.44	\$241.33	\$2,895.94
41	308	4627	2,967.02	247.25	\$253.43	\$3,041.20
42	401	4135	2,651.53	220.96	\$226.48	\$2,717.82
43	402	4534	2,907.39	242.28	\$248.34	\$2,980.07
44	403	4406	2,825.31	235.44	\$241.33	\$2,895.94
45	404	4611	2,956.76	246.40	\$252.56	\$3,030.68
46	405	3986	2,555.99	213.00	\$218.32	\$2,619.89
47	406	4611	2,956.76	246.40	\$252.56	\$3,030.68
48	407	4406	2,825.31	235.44	\$241.33	\$2,895.94

**Strata Plan NW 1990 - Concorde Place  
Strata Fees 2008**

<b>Strata Lot</b>	<b>Suite Number</b>	<b>Unit Entitlement</b>	<b>Annual Fee</b>	<b>Monthly Fee</b>	<b>New Monthly Fee</b>	<b>New Annual Fee</b>
			2007	2007	2008	2008
49	408	4627	2,967.02	247.25	\$253.43	\$3,041.20
50	501	4135	2,651.53	220.96	\$226.48	\$2,717.82
51	502	4534	2,907.39	242.28	\$248.34	\$2,980.07
52	503	4406	2,825.31	235.44	\$241.33	\$2,895.94
53	504	4611	2,956.76	246.40	\$252.56	\$3,030.68
54	505	3986	2,555.99	213.00	\$218.32	\$2,619.89
55	506	4611	2,956.76	246.40	\$252.56	\$3,030.68
56	507	4406	2,825.31	235.44	\$241.33	\$2,895.94
57	508	4627	2,967.02	247.25	\$253.43	\$3,041.20
58	601	4135	2,651.53	220.96	\$226.48	\$2,717.82
59	602	4534	2,907.39	242.28	\$248.34	\$2,980.07
60	603	4406	2,825.31	235.44	\$241.33	\$2,895.94
61	604	4611	2,956.76	246.40	\$252.56	\$3,030.68
62	605	3986	2,555.99	213.00	\$218.32	\$2,619.89
63	606	4611	2,956.76	246.40	\$252.56	\$3,030.68
64	607	4406	2,825.31	235.44	\$241.33	\$2,895.94
65	608	4627	2,967.02	247.25	\$253.43	\$3,041.20
66	701	4135	2,651.53	220.96	\$226.48	\$2,717.82
67	702	4534	2,907.39	242.28	\$248.34	\$2,980.07
68	703	4406	2,825.31	235.44	\$241.33	\$2,895.94
69	704	4611	2,956.76	246.40	\$252.56	\$3,030.68
70	705	3986	2,555.99	213.00	\$218.32	\$2,619.89
71	706	4611	2,956.76	246.40	\$252.56	\$3,030.68
72	707	4406	2,825.31	235.44	\$241.33	\$2,895.94
73	708	4627	2,967.02	247.25	\$253.43	\$3,041.20
74	801	4135	2,651.53	220.96	\$226.48	\$2,717.82
75	802	4534	2,907.39	242.28	\$248.34	\$2,980.07
76	803	4406	2,825.31	235.44	\$241.33	\$2,895.94
77	804	4611	2,956.76	246.40	\$252.56	\$3,030.68
78	805	3986	2,555.99	213.00	\$218.32	\$2,619.89
79	806	4611	2,956.76	246.40	\$252.56	\$3,030.68
80	807	4406	2,825.31	235.44	\$241.33	\$2,895.94
81	808	4627	2,967.02	247.25	\$253.43	\$3,041.20
82	901	4135	2,651.53	220.96	\$226.48	\$2,717.82
83	902	4534	2,907.39	242.28	\$248.34	\$2,980.07
84	903	4406	2,825.31	235.44	\$241.33	\$2,895.94
85	904	4611	2,956.76	246.40	\$252.56	\$3,030.68
86	905	3986	2,555.99	213.00	\$218.32	\$2,619.89
87	906	4611	2,956.76	246.40	\$252.56	\$3,030.68
88	907	4406	2,825.31	235.44	\$241.33	\$2,895.94
89	908	4627	2,967.02	247.25	\$253.43	\$3,041.20
90	1001	4135	2,651.53	220.96	\$226.48	\$2,717.82
91	1002	4534	2,907.39	242.28	\$248.34	\$2,980.07
92	1003	4406	2,825.31	235.44	\$241.33	\$2,895.94
93	1004	4611	2,956.76	246.40	\$252.56	\$3,030.68
94	1005	3986	2,555.99	213.00	\$218.32	\$2,619.89
95	1006	4611	2,956.76	246.40	\$252.56	\$3,030.68
96	1007	4406	2,825.31	235.44	\$241.33	\$2,895.94

**Strata Plan NW 1990 - Concorde Place  
Strata Fees 2008**

<b>Strata</b>	<b>Suite</b>	<b>Unit</b>	<b>Annual</b>	<b>Monthly</b>	<b>New</b>	<b>New</b>
<b>Lot</b>	<b>Number</b>	<b>Entitlement</b>	<b>Fee</b>	<b>Fee</b>	<b>Monthly Fee</b>	<b>Annual Fee</b>
			<b>2007</b>	<b>2007</b>	<b>2008</b>	<b>2008</b>
97	1008	4627	2,967.02	247.25	\$253.43	\$3,041.20
98	1101	4135	2,651.53	220.96	\$226.48	\$2,717.82
99	1102	4534	2,907.39	242.28	\$248.34	\$2,980.07
100	1103	4406	2,825.31	235.44	\$241.33	\$2,895.94
101	1104	4611	2,956.76	246.40	\$252.56	\$3,030.68
102	1105	3986	2,555.99	213.00	\$218.32	\$2,619.89
103	1106	4611	2,956.76	246.40	\$252.56	\$3,030.68
104	1107	4406	2,825.31	235.44	\$241.33	\$2,895.94
105	1108	4627	2,967.02	247.25	\$253.43	\$3,041.20
106	1201	4135	2,651.53	220.96	\$226.48	\$2,717.82
107	1202	4534	2,907.39	242.28	\$248.34	\$2,980.07
108	1203	4406	2,825.31	235.44	\$241.33	\$2,895.94
109	1204	4611	2,956.76	246.40	\$252.56	\$3,030.68
110	1205	3986	2,555.99	213.00	\$218.32	\$2,619.89
111	1206	4611	2,956.76	246.40	\$252.56	\$3,030.68
112	1207	4406	2,825.31	235.44	\$241.33	\$2,895.94
113	1208	4627	2,967.02	247.25	\$253.43	\$3,041.20
114	1301	4135	2,651.53	220.96	\$226.48	\$2,717.82
115	1302	4534	2,907.39	242.28	\$248.34	\$2,980.07
116	1303	4406	2,825.31	235.44	\$241.33	\$2,895.94
117	1304	4611	2,956.76	246.40	\$252.56	\$3,030.68
118	1305	3986	2,555.99	213.00	\$218.32	\$2,619.89
119	1306	4611	2,956.76	246.40	\$252.56	\$3,030.68
120	1307	4406	2,825.31	235.44	\$241.33	\$2,895.94
121	1308	4627	2,967.02	247.25	\$253.43	\$3,041.20
122	1401	4135	2,651.53	220.96	\$226.48	\$2,717.82
123	1402	4534	2,907.39	242.28	\$248.34	\$2,980.07
124	1403	4406	2,825.31	235.44	\$241.33	\$2,895.94
125	1404	4611	2,956.76	246.40	\$252.56	\$3,030.68
126	1405	3986	2,555.99	213.00	\$218.32	\$2,619.89
127	1406	4611	2,956.76	246.40	\$252.56	\$3,030.68
128	1407	4406	2,825.31	235.44	\$241.33	\$2,895.94
129	1408	4627	2,967.02	247.25	\$253.43	\$3,041.20
130	1501	4135	2,651.53	220.96	\$226.48	\$2,717.82
131	1502	4534	2,907.39	242.28	\$248.34	\$2,980.07
132	1503	4406	2,825.31	235.44	\$241.33	\$2,895.94
133	1504	4611	2,956.76	246.40	\$252.56	\$3,030.68
134	1505	3986	2,555.99	213.00	\$218.32	\$2,619.89
135	1506	4611	2,956.76	246.40	\$252.56	\$3,030.68
136	1507	4406	2,825.31	235.44	\$241.33	\$2,895.94
137	1508	4627	2,967.02	247.25	\$253.43	\$3,041.20
138	1601	4135	2,651.53	220.96	\$226.48	\$2,717.82
139	1602	4534	2,907.39	242.28	\$248.34	\$2,980.07
140	1603	4406	2,825.31	235.44	\$241.33	\$2,895.94
141	1604	4611	2,956.76	246.40	\$252.56	\$3,030.68
142	1605	3986	2,555.99	213.00	\$218.32	\$2,619.89
143	1606	4611	2,956.76	246.40	\$252.56	\$3,030.68
144	1607	4406	2,825.31	235.44	\$241.33	\$2,895.94

**Strata Plan NW 1990 - Concorde Place  
Strata Fees 2008**

<b>Strata Lot</b>	<b>Suite Number</b>	<b>Unit Entitlement</b>	<b>Annual Fee</b>	<b>Monthly Fee</b>	<b>New Monthly Fee</b>	<b>New Annual Fee</b>
			2007	2007	2008	2008
145	1608	4627	2,967.02	247.25	\$253.43	\$3,041.20
146	1701	4135	2,651.53	220.96	\$226.48	\$2,717.82
147	1702	4534	2,907.39	242.28	\$248.34	\$2,980.07
148	1703	4406	2,825.31	235.44	\$241.33	\$2,895.94
149	1704	4611	2,956.76	246.40	\$252.56	\$3,030.68
150	1705	3986	2,555.99	213.00	\$218.32	\$2,619.89
151	1706	4611	2,956.76	246.40	\$252.56	\$3,030.68
152	1707	4406	2,825.31	235.44	\$241.33	\$2,895.94
153	1708	4627	2,967.02	247.25	\$253.43	\$3,041.20
154	1801	4135	2,651.53	220.96	\$226.48	\$2,717.82
155	1802	4534	2,907.39	242.28	\$248.34	\$2,980.07
156	1803	4406	2,825.31	235.44	\$241.33	\$2,895.94
157	1804	4611	2,956.76	246.40	\$252.56	\$3,030.68
158	1805	3986	2,555.99	213.00	\$218.32	\$2,619.89
159	1806	4611	2,956.76	246.40	\$252.56	\$3,030.68
160	1807	4406	2,825.31	235.44	\$241.33	\$2,895.94
161	1808	4627	2,967.02	247.25	\$253.43	\$3,041.20
162	1901	4135	2,651.53	220.96	\$226.48	\$2,717.82
163	1902	4534	2,907.39	242.28	\$248.34	\$2,980.07
164	1903	4406	2,825.31	235.44	\$241.33	\$2,895.94
165	1904	4611	2,956.76	246.40	\$252.56	\$3,030.68
166	1905	3986	2,555.99	213.00	\$218.32	\$2,619.89
167	1906	4611	2,956.76	246.40	\$252.56	\$3,030.68
168	1907	4406	2,825.31	235.44	\$241.33	\$2,895.94
169	1908	4627	2,967.02	247.25	\$253.43	\$3,041.20
170	2001	4135	2,651.53	220.96	\$226.48	\$2,717.82
171	2002	4534	2,907.39	242.28	\$248.34	\$2,980.07
172	2003	4406	2,825.31	235.44	\$241.33	\$2,895.94
173	2004	4611	2,956.76	246.40	\$252.56	\$3,030.68
174	2005	3986	2,555.99	213.00	\$218.32	\$2,619.89
175	2006	4611	2,956.76	246.40	\$252.56	\$3,030.68
176	2007	4406	2,825.31	235.44	\$241.33	\$2,895.94
177	2008	4627	2,967.02	247.25	\$253.43	\$3,041.20
178	2101	4135	2,651.53	220.96	\$226.48	\$2,717.82
179	2102	4534	2,907.39	242.28	\$248.34	\$2,980.07
180	2103	4406	2,825.31	235.44	\$241.33	\$2,895.94
181	2104	4611	2,956.76	246.40	\$252.56	\$3,030.68
182	2105	3986	2,555.99	213.00	\$218.32	\$2,619.89
183	2106	4611	2,956.76	246.40	\$252.56	\$3,030.68
184	2107	4406	2,825.31	235.44	\$241.33	\$2,895.94
185	2108	4627	2,967.02	247.25	\$253.43	\$3,041.20
186	2201	4135	2,651.53	220.96	\$226.48	\$2,717.82
187	2202	4534	2,907.39	242.28	\$248.34	\$2,980.07
188	2203	4406	2,825.31	235.44	\$241.33	\$2,895.94
189	2204	4611	2,956.76	246.40	\$252.56	\$3,030.68
190	2205	3986	2,555.99	213.00	\$218.32	\$2,619.89
191	2206	4611	2,956.76	246.40	\$252.56	\$3,030.68
192	2207	4406	2,825.31	235.44	\$241.33	\$2,895.94



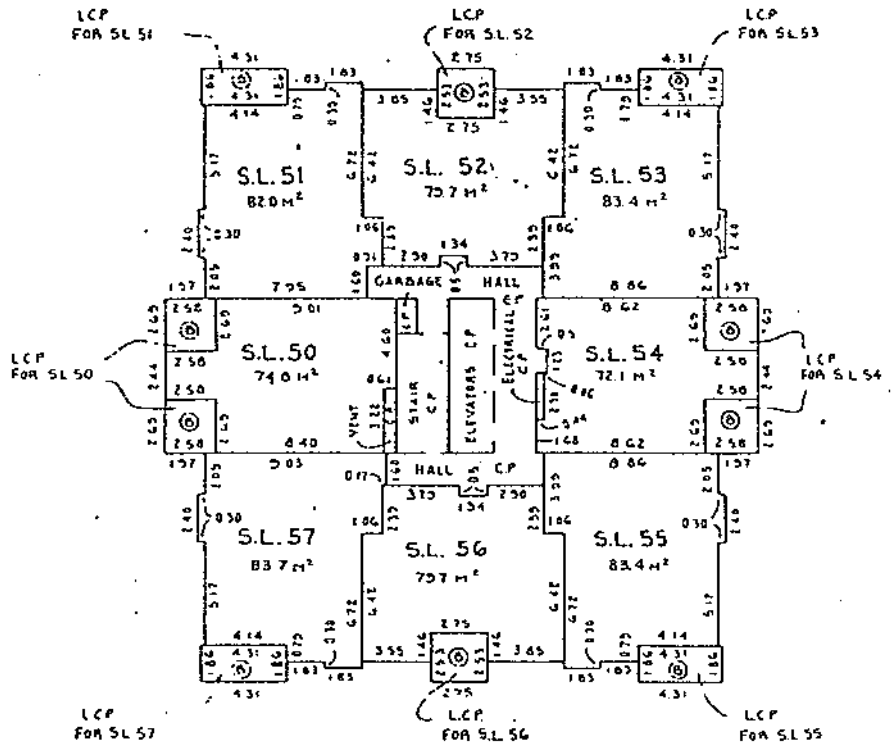
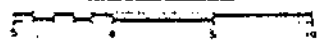




# STRATA PLAN

## FIFTH FLOOR

SCALE - 1:250



### LEGEND

- SL DENOTES STRATA LOT
- m<sup>2</sup> - SQUARE METRES
- CP - COMMON PROPERTY
- ⊙ - BALCONY
- LCP - LIMITED COMMON PROPERTY

EXHIBIT A

STRATA PLAN OF LOT 118 OF DISTRICT LOT 4  
GROUP ONE, PLAN G0357, NEW WESTMINSTER DISTRICT  
MUNICIPALITY OF BURNABY

STRATA PLAN

DEPOSITED AND REGISTERED IN THE LAND  
TITLE OFFICE AT NEW WESTMINSTER, B.C.  
THIS DAY OF 15

ASSISTANT-DEPUTY REGISTRAR

REFERENCE \*

KEY PLAN

SCALE - 1 : 750



ALL DISTANCES ARE IN METRES

THE ADDRESS FOR SERVICE OF DOCUMENTS  
ON THE STRATA CORPORATION IS :-

THE OWNERS STRATA PLAN  
17<sup>TH</sup> FLOOR - 1075 WEST GEORGIA ST,  
VANCOUVER, B.C. V6E 3G2  
ATT:- WONA HALL

THE CIVIC ADDRESS OF THE BUILDING IS :-

5521 CARDSTON COURT  
BURNABY, B.C.

THE NAME OF THE BUILDING IS :-

"LOUGHEED GARDEN ESTATES"

