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Caring Property Management For Your Community

**STRATA CORP NW 1990 – CONCORDE PLACE
MINUTES OF ANNUAL GENERAL MEETING
November 28, 2006**

Registration of Owners

As at the time of meeting, there were only 59 owners present in person or by proxy. As this did not represent a quorum, according to the bylaws of the strata, all business of the annual general meeting was suspended for 30 minutes. Subsequent to the 30 minute delay, it was agreed by owners present that a quorum existed.

Call to Order

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

Certification of Proxies

The chair and the property manager agreed that the proxies were in order.

Proof of Notice

The notice of meeting was issued on November 3, 2006, more than three weeks prior to the date of the meeting. Therefore, the meeting was deemed duly constituted.

Proof of Insurance

The chair indicated that the AGM package sent to all members included the insurance certificate for the strata as amended by the 2006 reappraisal of the premises as required under the Strata Act.

Approval of Prior Minutes

The minutes of the 2005 Annual General Meeting were approved as circulated.

Moved (1008), Seconded (1508) **CARRIED**

Chairman's Report

The chair reported on the many activities undertaken by the strata council over the past year including: replacement of the main water supply, continuation of the roof replacement process, the cleaning of P3, completing of the repairs to the balconies, the continuation of the dryer duct maintenance program (including all of the townhouses), the window cleaning and major repairs to one of the elevators.

The chair noted that members of council were volunteers who had considerable experience and energy to strata issues over the past year; he thanked council for its efforts and indicated that one council member, David Rehanek, was stepping down this year for personal reasons.

Treasurer's Report

The chair opened the floor to discussion of the proposed budget for 2007, highlighting some of the important features of what council was proposing:

- insurance costs were increasing because of the property reassessment and because of a contingency for claim deductible;
- an allocation of about \$110,000 for roof repairs, a couple of which are currently leaking; while this has been an expensive process, none of the roofs had been repaired more than once and none of the repaired roofs had leaked subsequent...this has been a ten-year process but should be completed this year;
- A commitment of about \$30,000 to replace all of the parkade lights with new, high-efficiency fixtures and bulbs; this will save about \$10,000 annually in electrical costs as well as reduce maintenance and replacement costs;
- A number of projects budgeted for exterior repairs including replacement of the awning and awning support structure, finishing the paving, replacing the rotten retaining walls in the garden areas, and repainting the driveway lines/border;
- Several budget items relating to the recreational facilities including replacement of the hot tub circulating pump and the pool heater, additional pool furniture, new equipment for the work-out room and retiling of the hot tub;
- A significant increase in the security budget in order to improve the security of the premises; and
- Some small capital items including new carpets for the parkade level elevator entrances, a new carpet cleaner, improvements to the lobby area and some minor equipment for the office.

The chair noted that the budget represented a significant program of repairs and improvements; council would work within the budget for each line item to ensure that the budget was not exceeded during the course of the year. In addition, all of this work would be undertaken in 2007 without any increase in strata fees for next year.

There being no questions, it was moved (T-1) and seconded (2406) to approve the 2007 budget as presented.

CARRIED

Election of Council

The chair indicated that the following council members were putting their names forward as nominees for election:

John Ellen
Peter Reay (1302)

Janet Walker (1002)
Judy Miller (T-1)

Alison Coupal (808)
Elizabeth Forbes (2406)

Only one nomination was received from the floor – Nicholas Sushnyk (1008).

There being no further nominations, the chair indicated that the above seven members were elected to council by acclamation.

General Discussion

The chair opened the floor to a general discussion.

Expanding the Rental Pool

A member asked if there was a way to expand the rental pool so as to have more control over the tenants that moved into the building. The chair explained that this issue had been discussed in the past but a number of problems made it virtually impossible because of how the pool worked.

Problems With Tenants

Members expressed concern with owners not properly screening tenants who then caused problems in the building. It was explained that it was illegal for either the property manager or council to screen tenants or interfere in the relationship between the strata lot owner and his/her tenants. However, council could fine owners for tenant bylaw infractions and encourage the owners to terminate their leases. Council has undertaken these measures over the past year with some success in getting rid of troublesome tenants.

New Walkway Issues

Now that there is a paved walkway across the front lawn, a member suggested that there be a crosswalk sign on the road up to entrance. Council agreed that this should be addressed within the border repainting budget. Another member suggested that the shortcut from the strata property to the street should be made safer; however, this is not strata property and council should not take any responsibility for it for liability reasons.

Early Pool Closing

Some complaints had been received because the pool closed early this year even though it was still very warm. The chair explained that council had considered the issue and determined to keep the pool open later than previously decided. However, the on-site staff had already shut down the pool before this decision was communicated, partially due to the fact that the pool heater had broken down. Council will monitor weather and other issues before determining pool closure next year.

Blockwatch

Some members indicated that security issues might be improved with a Blockwatch program. While this has been discussed before, strata members have not responded in sufficient numbers to make it work. It was suggested that a notice be sent out with the AGM minutes asking interested members to participate.

Washing Machine Hoses

The chair explained that a number of notices had been sent out to owners informing them of the failure problems with the originally-installed washing machine hoses; a number of failures during 2005 had cost the strata almost \$30,000 in insurance claims. The property manager indicated that the last notice sent out to members indicated clearly that any owner who had not yet replaced these hoses would be liable for any insurance deductible claims.

Liability Insurance

A member asked if there was a bylaw in place requiring that all owners and/or tenants have liability insurance in order to protect the strata corporation from negligence. This issue will be addressed by council at its next meeting.

Adjournment

The chair adjourned the annual general meeting at 8:10 pm.

NOTICE TO MEMBERS

IF YOU ARE INTERESTED IN BECOMING PART OF A BLOCKWATCH PROGRAM FOR THE STRATA, PLEASE PROVIDE YOUR NAME, UNIT NUMBER AND TELEPHONE NUMBER TO THE OFFICE.

THE SECURITY OF THE BUILDING IS A RESPONSIBILITY OF ALL MEMBERS. A BLOCKWATCH PROGRAM WILL INCREASE POLICE ATTENTION TO THE PREMISES AS WELL AS PROVIDE ADDITIONAL INFORMATION AND RESOURCES TO THE STRATA COUNCIL FOR IMPROVED SECURITY.

IF THERE IS SUFFICIENT INTEREST, COUNCIL WILL INVOLVE THE BURNABY RCMP IN MAKING BLOCKWATCH INTO A SUCCESS.

Strata Plan NW1990 CONCORDE PLACE
 Strata Maintenance Fee Schedule for year 2007

Strata Lot	Suite Number	Unit Entitlement	Annual Fee	Monthly Fees
1	T-1	5844	3,747.41	312.28
2	T-2	5905	3,786.53	315.54
3	T-3	5866	3,761.52	313.46
4	T-21	5855	3,754.47	312.87
5	T-22	5910	3,789.73	315.81
6	T-23	5877	3,768.57	314.05
7	T-24	5866	3,761.52	313.46
8	T-25	5938	3,807.69	317.31
9	T-26	5866	3,761.52	313.46
10	T-27	5811	3,726.25	310.52
11	T-28	5905	3,786.53	315.54
12	T-31	5855	3,754.47	312.87
13	T-32	5910	3,789.73	315.81
14	T-33	5877	3,768.57	314.05
15	T-34	5855	3,754.47	312.87
16	T-35	5927	3,800.64	316.72
17	T-36	5855	3,754.47	312.87
18	T-37	5811	3,726.25	310.52
19	T-38	5927	3,800.64	316.72
20	T-41	6861	4,399.55	366.63
21	T-42	6861	4,399.55	366.63
22	T-43	6778	4,346.33	362.19
23	T-44	6839	4,385.45	365.45
24	T-45	6872	4,406.61	367.22
25	T-46	6823	4,375.19	364.60
26	201	4135	2,651.53	220.96
27	202	4534	2,907.39	242.28
28	203	4406	2,825.31	235.44
29	204	4611	2,956.76	246.40
30	205	3986	2,555.99	213.00
31	206	4611	2,956.76	246.40
32	207	4406	2,825.31	235.44
33	208	4627	2,967.02	247.25
34	301	4135	2,651.53	220.96
35	302	4534	2,907.39	242.28
36	303	4406	2,825.31	235.44
37	304	4611	2,956.76	246.40
38	305	3986	2,555.99	213.00
39	306	4611	2,956.76	246.40
40	307	4406	2,825.31	235.44
41	308	4627	2,967.02	247.25
42	401	4135	2,651.53	220.96
43	402	4534	2,907.39	242.28
44	403	4406	2,825.31	235.44
45	404	4611	2,956.76	246.40
46	405	3986	2,555.99	213.00
47	406	4611	2,956.76	246.40
48	407	4406	2,825.31	235.44

Strata Plan NW1990 CONCORDE PLACE
 Strata Maintenance Fee Schedule for year 2007

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

Strata Plan NW1990 CONCORDE PLACE
 Strata Maintenance Fee Schedule for year 2007

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

Strata Plan NW1990 CONCORDE PLACE
 Strata Maintenance Fee Schedule for year 2007

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

Strata Plan NW1990 CONCORDE PLACE
 Strata Maintenance Fee Schedule for year 2007

Strata Lot	Suite Number	Unit Entitlement	Annual Fee	Monthly Fees
193	2208	4627	2,967.02	247.25
194	2301	4135	2,651.53	220.96
195	2302	4534	2,907.39	242.28
196	2303	4406	2,825.31	235.44
197	2304	4611	2,956.76	246.40
198	2305	3986	2,555.99	213.00
199	2306	4611	2,956.76	246.40
200	2307	4406	2,825.31	235.44
201	2308	4627	2,967.02	247.25
202	2401	6485	4,158.45	346.54
203	2402	4683	3,002.93	250.24
204	2403	6336	4,062.90	338.58
205	2404	6286	4,030.84	335.90
206	2405	4683	3,002.93	250.24
207	2406	6292	4,034.69	336.22
208	2501	9051	5,803.87	483.66
209	2502	8879	5,693.58	474.46
210	2503	8846	5,672.42	472.70
211	2504	8813	5,651.26	470.94
		1000000	\$641,241.00	\$53,436.75
Total Fees....			\$641,241.00	

