

Strata VR1382
Minutes of the Annual General Meeting held
Wednesday, September 2, 2009 at 7:00 p.m.
Suite 404-1232 Harwood Street

Present: Owners of Suites 102, 201, 204, 206, 301, 304, 305, 306, 404 & 502

Proxies: Owners of Suite 302

Absent: Owners of Suites 101, 103, 104, 202, 203, 205, 303, 401, 402, 403 & 501

1. The meeting was called to order at 7:00.
2. One proxy was certified as listed above and it was determined that a quorum was represented.
3. The minutes of the AGM of July 8, 2008 were adopted.
4. After noting that the date at the top of the budget was incorrect, the budget for 2009/2010 was approved.
5. There was discussion and general agreement that the maintenance fees should be increased by a minimum of 5% for the next budget.
6. The proposal to replace bylaw 2.3 with "An owner must provide the strata corporation or its agent with written authorization for monthly automatic debit from the owner's bank account" was passed unanimously.
7. It was requested that everyone be reminded that the door of the bike room does not lock automatically and must be locked with a key when leaving. The doors to the storage rooms have two locks and the dead bolt must be locked with a key when leaving.
8. It was determined that the new council should again hire window cleaners to wash all the inaccessible windows in the spring.
9. Discussion ensued regarding the state of the gardening sprinkling system. It was suggested that council would discuss the possibility of re-instating/repairing the existing system with a view to expanding it to include other areas as budget allows.
10. It was determined that the new council should arrange to have an inspection of the building performed by a representative from Morrison Hershfield Limited, the company that supervised the building remediation. This will likely be done in the spring before the next AGM. This will help ensure that the warranty insurance remains valid.
11. Brian Groff has volunteered to transfer all current strata records and correspondence to a CD. This will be done annually from now on.

12. It was requested that the new council have more frequent meetings so minutes can be distributed to all owners keeping them up to date on strata concerns. All owners who provide an email address will receive minutes in PDF format.
13. The new strata council was elected. The members are Natalie Hopewell (102), Matt Craig (204), Sophie Aubugeau (206), Brian Groff (301), Susan Olafson (304), Ken Dierssen (305) and Terence Dawson (404). The council will hold a meeting to assign positions and duties at a later date.
14. Meeting was adjourned at 8:00.

Please keep these minutes as a permanent legal record of your strata corporation's business. Replacement of minutes, bylaws or other records that have been distributed will be at the expense of the owner and not the strata corporation.

These minutes are in draft form until approved at the next general meeting.

Strata VR1382
Minutes of the Strata Council Meeting held
Wednesday, September, 9 2009 at 7:00 p.m.
Suite 304-1232 Harwood Street

Present: Sophie Aubugeau, Matt Craig, Terence Dawson, Ken Dierssen, Brian Groff, Natalie Hopewell, Susan Olafson

1. The update to strata bylaw 2.3 (regarding monthly automatic debit) – as approved at the September 2nd, 2009 Annual General Meeting – was registered at the Land Title Office. Registration # BB036617.
2. The new council positions were selected as follows:
 - a. President – Brian Groff
 - b. Vice President – Natalie Hopewell
 - c. Treasurer – Ken Dierssen
 - d. Secretary – Matt Craig
3. A letter will be sent to one of the suites' owners to confirm tenancy and that the non-rental bylaw is being respected. A reminder will also be sent that the move-out fee is outstanding.
4. As recommended at the AGM, council will arrange to have a representative from Morrison Hershfield conduct an inspection of the building in the Spring of 2010. Council supports conducting a thorough review as next year will be four years since the work was completed. It was suggested that someone with direct experience with the building conduct the review. Previously received quotes from Morrison Hershfield indicate that a 5-Year Building Warranty Review will cost over \$3,000.
5. It was noted that the building compost needs attention. Brian will clean up and remove any non-compost materials.
6. Natalie has the lettering to update the building entrance "enterphone" names and will update as required.
7. Brian will make arrangements to have the windows washed in the spring.
8. Ken will make arrangements to have the carpets cleaned this fall and again in the spring.
9. On advice from Strata's lawyer, a letter has been sent to the owner of the remaining rental suites. These suites are owned by one of the building's original owners whose rights were grandfathered prior to the change in the Strata Property Act. The owner is advised that no legal action will be taken at present, but that the "no-rental" bylaw will be enforced for any future changes in tenancy.
10. Fire alarms and extinguishers inside suites will be tested again next spring. Ken will contact the alarm company to confirm the process for turning off false alarms.

11. A reminder to everyone that the yellow cardboard recycle bin in the alley is available for our use. Please use blue-box recycle bin for other recyclables and not the garbage container. More information on recycling is available on the City of Vancouver website <www.vancouver.ca>.
12. Next council meeting is tentatively scheduled for the end of November.
13. Meeting was adjourned at 7:45 p.m.

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