

**ANNUAL GENERAL MEETING MINUTES  
STRATA PLAN LMS 1447 – THE ROSEMONT  
2271 BELLEVUE AVENUE, WEST VANCOUVER, BC**

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**HELD:** Tuesday, November 14, 2006

**PLACE:** The Lobby, East Building, 2271 Bellevue Avenue, West Vancouver, BC

**MANAGING AGENT:** John Lan, Strata Agent, Ascent Real Estate Management Corporation

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**REGISTRATION**

Owners were asked to sign next to their unit/strata lot number to help determine a tally for quorum.

**INTRODUCTIONS**

All owners who were present introduced themselves to each other.

**CALL TO ORDER**

The meeting was called to order by the Council President, Mr. Denis Cressey, at 7:05 p.m.

**QUORUM REPORT**

The quorum for the meeting consisted of nine (9) owners. There were sixteen (16) strata lot owners present in person and three (3) represented by proxy, for a total of nineteen (19) voting members. The meeting was declared competent to proceed.

**PROOF OF NOTICE**

The strata agent read the Call of Notice dated October 25, 2006, stating the date, time, place and the purpose of the Annual General Meeting. There being no objections to the contrary, it was **MOVED, SECONDED** and **CARRIED** that the Proof of Notice be duly filed.

**APPROVAL OF PREVIOUS GENERAL MEETING MINUTES**

There being no errors or omissions, it was **MOVED, SECONDED** and **CARRIED UNANIMOUSLY** that the minutes of the Annual General Meeting held on November 15, 2005 be adopted as circulated.

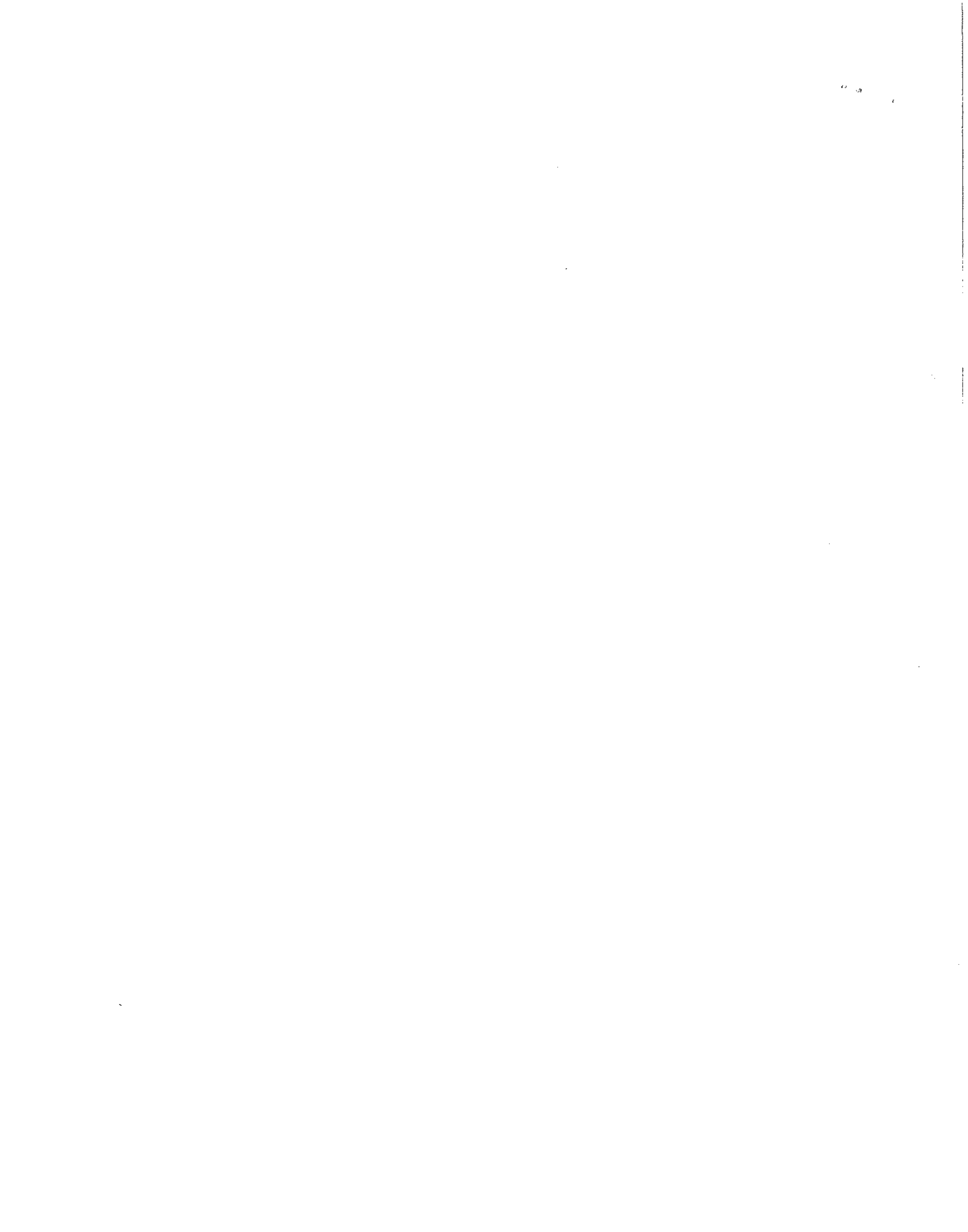
**PRESIDENT'S REPORT**

A copy of the President's Report is attached with this set of minutes, which will form part of the Annual General Meeting minutes for November 14, 2006.

It was then **MOVED, SECONDED** and **CARRIED** that the President's Report be received as presented.

**INSURANCE COVERAGE REPORT**

The strata agent advised that due to the enactment of the *Strata Property Act*, the strata corporation is required to disclose to the owners what type of insurance coverage is provided under the strata corporation's insurance policy. Consequently a summary coverage report indicated the various insurance coverage for the strata corporation provided by CMW Insurance Services Ltd. from August 1, 2006 to August 1, 2007 was attached to the Annual General Meeting notice for the owners' information.



Any owner who would like to obtain a comprehensive policy wording should contact CMW Insurance Services Ltd. directly at 604-294-3301.

Owners are also reminded that it is their responsibility to ensure they carry adequate private home insurance for their own protection in the event that there may be an overlap which is not covered by the strata corporation's insurance, i.e., home improvements and belongings. The strata agent recommended the owners to check with CMW Insurance Services Ltd. to determine the best coverage for their home policy as the insurance agent would be able to tailor a special coverage for the owners since CMW Insurance has already provided the strata corporation's coverage.

### **PROPOSED 2006/2007 OPERATING BUDGET**

It was **MOVED** and **SECONDED** that the proposed 2006/2007 operating budget be approved as presented.

Mrs. Shirley Curtis, the treasurer, introduced the proposed budget for 2006/2007 in the amount of \$145,090.00 for the owners' consideration. The treasurer provided a detailed explanation on the various expenses contained within the proposed budget and a summary report of all the different accounts, which is attached to this set of minutes, for the owners' information.

The treasurer indicated that there will be an increase in the monthly strata fees for the next fiscal year should this proposed budget be approved by the owners.

The treasurer also submitted a summary report highlighting the various accounts for the owner's information, which is also attached with the minutes.

Contained within the Annual General Meeting notice was a copy of the proposed budget and the treasurer indicated that the total cash position for the strata corporation is \$64,513.15 of which \$57,714.79 is in the Contingency Reserve Fund. The treasurer also indicated there is an anticipated deficit from the current fiscal year ending October 31, 2006, which the strata corporation is recommending to use the prior year operating surplus to off set the deficit amount. The treasurer then recommended the owners to approve the proposed budget for 2006/2007 as presented.

After a short question and answer period related to the proposed budget and there being no further discussions, council asked the owners to approve the proposed budget for 2006/2007 in the amount \$145,090.00 be accepted as presented, and it was declared **CARRIED UNANIMOUSLY**.

The owners then extended their appreciation to Ms. Curtis for her assistance in preparing the strata corporation's new budget.

### **3/4 VOTE RESOLUTION – SPECIAL LEVY FOR FLASHING AND WINDOW SEAL REPLACEMENT**

It was **MOVED** and **SECONDED** that

**BE IT RESOLVED**, by a  $\frac{3}{4}$  vote pursuant to subsection 128(i) of the *Strata Property Act of British Columbia* that the owners of Strata Plan LMS 1447, The Rosemont, approve a special assessment in the amount of \$13,000.00 to proceed with the flashing and window seal replacement project. Payment to be made by the owners of record on November 14, 2006 in accordance with the schedule of assessment attached hereto, due in one payments on March 1st, 2007.

Mr. Bill Kennedy provided detailed explanation to owners as to why the strata council is recommending the owners to approve this special levy and there were various discussion regarding the responsibility of the strata corporation to maintain and repair the windows of the strata lot, which were all addressed by the strata council. There being no further discussion, question was called on the motion and it was declared **CARRIED**.  
(18 in favor ; 1 against )



## **ELECTION OF STRATA COUNCIL**

The strata agent advised that all existing council members must step down after the Annual General Meeting. However, they are all eligible for re-election. The president then opened the floor for nominations, which resulted in the following owners being nominated:

Denis Cressey	#402	Ian Henley	#101
Shirley Curtis	#405	Gaye McLenaghan	#501
Bill Kennedy	#201		

There being no further nominations, it was **MOVED, SECONDED** and **CARRIED** that the nominations be closed. The strata agent declared the above owners as the new strata council for the 2006/2007 fiscal year.

The owners expressed their appreciation to the outgoing strata council for a job well done and expressed their special thanks to all their devoted hard work for the betterment of the strata corporation.

## **NEW BUSINESS**

1. **Decoration of Building:** Jean Forsyth addressed the owners for idea on how to improve and better decorate the building and it was agreed that a committee will be forming to look into this matter and will be reporting back to the new council. Majority of the owners also agreed to hire a professional interior decorator to assist in this project. After discussion, the following owners agreed to be part of the committee, Andrea Kennedy from #201; Jean Forsyth from #401 and Gaye McLenaghan from #501.
2. **Christmas Function:** Council confirmed that the annual Rosemont Christmas function will be held on Wednesday, December 13, 2006 in the East Building lobby starting at 7:00 p.m. A special notice will be prepared by council to be posted within the building to notify the owners about the details of this function at a later time.
4. **Guest Suite:** A special thanks was extended to Meta Moore who look after the Guest Suite for the strata corporation and arrange for the booking and reservation.

## **ADJOURNMENT**

There being no further business, the meeting was terminated at 8:08 p.m.

Ascent Real Estate Management Corporation  
Managing Agents  
On Behalf of Owners' Strata Plan LMS 1447

John Lan  
Strata Agent

JL