

OCTOBER 31, 2007

TAKE NOTICE THAT THE ANNUAL GENERAL MEETING  
OF STRATA PLAN LMS 1447  
"THE ROSEMONT"  
2271 BELLEVUE AVENUE  
WEST VANCOUVER, BC

WILL BE HELD:

**DATE:** TUESDAY, NOVEMBER 20, 2007

**TIME:** Registration: 6:45 p.m.; Call to Order: 7:00 p.m.

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

An agenda for the meeting is enclosed herewith. Please read this material prior to the meeting and bring it with you to the meeting for reference.

**AGENDA**

1. Registration
2. Introductions
3. Call to Order
4. Quorum Report
5. Proof of Notice
6. Approval of Previous General Meeting Minutes (AGM – November 14, 2006 and SGM – July 17, 2007)
7. President's Report
8. Insurance Coverage Report
9. Proposed 2007/2008 Operating Budget
10.  $\frac{3}{4}$  Vote Resolution – A) Bylaw amendment – Deleted Bylaw #5.3  
B) Deficit Recovery by using Contingency Reserve Fund
11. Election of Strata Council
12. New Business – a) Building Decoration  
b) Building Security  
c) Fire Drill Exercise
13. Adjournment

---

**PROXY APPOINTMENT**

*(Section 56)*

Re: Strata Lot \_\_\_\_\_ of Strata Plan **LMS1447**

I/We, \_\_\_\_\_, the owner(s)/tenant(s)/mortgagee of the strata lot described above, appoint \_\_\_\_\_ to act as my/our proxy at the annual general meeting to be held on Tuesday, November 20, 2007.

\_\_\_\_\_  
Signature of Owner/Tenant/Mortgagee

\_\_\_\_\_  
Signature of Owner/Tenant/Mortgagee





## ASCENT RESIDENTIAL STRATA PROGRAM Certificate of Insurance

**Name of Insured & Mailing Address:**

The Owners of Strata Plan LMS 1447  
c/o Ascent Real Estate Management Corporation  
2176 Willingdon Avenue  
Burnaby, BC V5C 5Z9

**Name of Broker & Mailing Address:**

CMW Insurance Services Ltd.  
700-1901 Rosser Avenue  
Burnaby, BC V5C 6R6

**Location of Risk:**

2271 Bellevue Avenue,  
West Vancouver, BC V7V 1C5

**Period of Insurance:**

August 1, 2007 to August 1, 2008  
Both dated to 12:01 am Standard Time at the address of the Insured.

**Total Premium:**

\$11,092.

*Coverage provided under this certificate is only for those coverages specified below and is subject to all terms, conditions, provisions, limitations and exclusions as set out in the Master Policies identified herein.*

**A. PROPERTY**

Master Policy No. CDN 2412

Insurance Company:

Waiver of Subrogation:

Premium (Section A): \$9,893.

Certificate No. CMWA P0184

As per Schedule of Subscribing Insurers attached

The Insurers rights of subrogation are waived against  
Ascent Real Estate Management Corporation

Section	Sum Insured	Description of Coverages
A1	\$8,732,000.	Property of Every Description
A1	Not Covered	Business Interruption – 12 Months Indemnity
A2	Insured	Blanket Glass

**Conditions:**

All Risks of direct physical loss or damage to property described at Location of Risk shown above.

Basis of Loss Settlement – Replacement Cost including By-Laws.

Guaranteed Replacement Cost subject to an appraisal being filed with the Insurers and dated within 12 months prior to the effective date of the policy. Failing to do so, the policy shall be subject to Stated Amount Co-insurance.

**Special Conditions:**

Property additions, alterations and repairs are subject to a limit of 10% of the Sum Insured, with a maximum of \$500,000. Coverage is not provided for any additions, alterations or repairs which are in excess of this sub-limit unless reported to and specifically agreed to by Insurer(s) prior to the commencement date.

**Deductibles:**

All Losses \$2,500. except: Water Damage \$5,000.; Sewer Back-up \$5,000.; Residential Glass Deductible \$100.; Commercial Glass Deductible \$250.; Master Key \$250.; Earthquake 10% of the value of the building(s) involved in the loss (minimum \$100,000.); Flood \$10,000.; Loss or damage caused by Illegal Drug Activity as defined under Standard Conditions \$2,500.

**Loss Payable:**

To the Condominium Corporation (Subject to the Strata Property Act or similar statute in the province of jurisdiction)

In consideration of the premium specified herein and subject to the terms and conditions of Master Policy CDN 2412 and endorsement(s) attached thereto and hereto, insurance is provided to the NAMED INSURED to an amount not exceeding the SUM INSURED specified in this Certificate or in any endorsement(s) attached hereto, but in no event to exceed Fifty Million Dollars (\$50,000,000.) in any one loss or occurrence.

**B. BOILER & MACHINERY**

Master Policy No. CDN 2412BM  
Insurance Company:

Deductible (Section B):  
Loss Payable:

Waiver of Subrogation:

Premium (Section B): \$133.

Certificate No. CMWA P0184BM  
Commonwealth Insurance Company  
1500-595 Burrard Street, Box 49115, Bentall Tower III,  
Vancouver, BC V7X 1G4  
\$500.

To the Condominium Corporation (Subject to the Strata Property Act or similar statute in the province of jurisdiction)

The Insurers rights of subrogation are waived against  
Ascent Real Estate Management Corporation

Section	Limits of Liability	Description of Coverages
B	\$8,732,000.	Comprehensive Boiler & Machinery, Including By-laws.
B	Not Covered	Gross Rents – 12 Months Indemnity (24 hours waiting period)
B	Included	\$50,000. Extra Expense

**C. LIABILITY PROTECTION**

Master Policy No. CMWLIA03/06  
Insurance Company:

Deductibles (Section C):

Additional Named Insured:

Premium (Section C): \$511.

Certificate No. CMWA C0184  
St. Paul Fire & Marine Insurance Company  
2500-650 West Georgia Street, PO Box 11542,  
Vancouver, BC V6B 4N7

\$1,000. Bodily Injury and Property Damage Each Event  
\$10,000. Limited Pollution Liability  
Ascent Real Estate Management Corporation  
for their management of Strata Plan LMS 1447.

Section	Limits of Liability	Description of Coverages
C	\$10,000,000.	General Total Limit
C	\$10,000,000.	Aggregate, General Total Limit
C	\$10,000,000.	Non-Owned Automobile Liability
C	\$10,000,000.	Personal Injury and Advertising Injury Total Limit
C	\$10,000,000.	Products and Completed Work Total Limit
C	\$10,000,000.	Each Event Limit
C	\$10,000.	Medical Expense Limit
C	\$250,000.	Tenant Liability Limit
C	\$10,000,000.	Personal Injury Liability Limit
C	\$10,000,000.	Advertising Injury Liability Limit
C	\$1,000,000.	Limited Pollution Liability Limit
C	\$300,000.	Employers' Liability Limit
C	\$50,000.	Volunteer Accident Principal Sum (2/3 Weekly Gross Wages subject to maximum of \$500)
C	\$300,000.	Employee Benefits – Total Limit
C	\$300,000.	Employee Benefits – Each Wrongful Act Limit

**D. PROFESSIONAL LIABILITY**

Master Policy No. 501148987 (Section D1):  
 Master Policy No. 501148986 (Section D2):  
 Insurance Company:

Premium (Section D): \$555.  
 Certificate No. CMWA D0184  
 Certificate No. CMWA E0184  
 ING Insurance Company of Canada  
 400-2955 Virtual Way, Vancouver, BC V5M 4X6  
 Nil  
 \$1,000.  
 Ascent Real Estate Management Corporation

Deductible (Section D1):

Deductible (Section D2):

Name of Insured (Section D2):

Section	Limits of Liability	Description of Coverages
D1	\$5,000,000.	Directors & Officers Liability (Errors & Omissions) Per Wrongful Act and Annual Aggregate
D1	Not Covered	Discrimination Defense Costs Per Unsuccessful Action or Complaint
D1	Not Covered	Discrimination Defense Costs - Annual Aggregate
D2	\$2,000,000.	Errors & Omissions Liability Per Wrongful Act and Annual Aggregate

**E. CRIME PROTECTION**

Master Policy No. CMWLIA03/06  
 Insurance Company:

Premium (Section E): Not Covered  
 Certificate No. CMWA C0184  
 St. Paul Fire & Marine Insurance Company  
 2500-650 West Georgia Street, PO Box 11542,  
 Vancouver, BC V6B 4N7  
 Not Applicable

Deductible (Section E):

Section	Limit of Liability	Description of Coverages
E	Not Covered	Broad Form Money and Securities
E	Not Covered	Employee Dishonesty Coverage - Form A, Comprehensive Dishonesty, Disappearance & Destruction Rider

The insurance provided by this individual Certificate is subject to all terms, conditions, provisions, limitations and exclusions of Master Policy Number CDN2412, CDN2412BM, CMWLIA03/06, 501148987 and 501148986 and may be canceled by the Insurers by registered mail with thirty days notice or as provided by the Master Policy.

In the event of loss or damage or any change in risk, immediate notice must be given to the insurers or to the broker.

**SUBSCRIBING INSURERS****Section A. PROPERTY**

Master Policy No. CDN 2412 Certificate No. CMWA P0184

The interest of each insurer hereunder is individual and not joint, and wherever any right or privilege is retained by the insurers, such right or privilege may be exercised by each insurer independently. The liability of each of the Insurer(s) shall be limited to that proportion of the loss which the percentage of liability set against the name of the individual Insurer bears to the total amount insured hereunder.

Insurers

Commonwealth Insurance Company  
 St. Paul Fire & Marine Insurance Company  
 St. Paul Fire & Marine Insurance Company

Section

A1  
 A1  
 A2

Interest

50%  
 50%  
 100%

Premium

\$4,947.  
 \$4,946.  
Included  
 \$9,893.

August 8, 2007

E&OE /KEV/RI

  
**CMW Insurance Services Ltd.**  
 (Authorized Representative)

**THIS POLICY CONTAINS A CLAUSE WHICH MAY LIMIT THE AMOUNT PAYABLE**



**CMW Insurance Services Ltd.**  
700-1901 Rosser Avenue  
Burnaby, BC V5C 6R6  
Phone: 604-294-3301 Fax: 604-294-3003

## INVOICE

The Owners of Strata Plan LMS 1447  
c/o Ascent Real Estate Management Corporation  
2176 Willingdon Avenue  
Burnaby, BC V5C 5Z9

**Date:** August 9, 2007

**Producer:** Kevin Casey

August 1, 2007	Renewal	Insurance Package 2007 to 2008	\$11,092.
----------------	---------	--------------------------------	-----------

**Invoice Balance:** \$11,092.

Please make cheques payable to CMW Insurance Services Ltd.  
Payment is due upon receipt of invoice. Thank you.

**The Rosemont (lms1447)**  
**Income Statement**  
 Unaudited for 11 periods  
 For the period ending September 30, 2007

Account		MTD Actual	MTD Budget	YTD Actual	YTD Budget	\$ Variance	Annual Budget
<b>Income</b>							
Operating Income (Strata)	3000-0000	10,991.67	10,991.67	120,908.37	120,908.37	0.00	131,900.00
Contingency Reserve Income	3010-0000	1,099.17	1,099.17	12,090.87	12,090.87	0.00	13,190.00
Guest Suite Rental	3070-0000	0.00	0.00	420.00	0.00	420.00	0.00
Other Income	3080-0000	0.00	0.00	170.67	0.00	170.67	0.00
<b>Total Income</b>		<b>12,090.84</b>	<b>12,090.84</b>	<b>133,589.91</b>	<b>132,999.24</b>	<b>590.67</b>	<b>145,090.00</b>
<b>Expense</b>							
Agent Fee	4000-0000	736.70	695.00	8,103.70	7,645.00	(458.70)	8,340.00
Photocopying/Postage	4012-0000	7.83	62.50	747.67	687.50	(60.17)	750.00
Bank Charges	4015-0000	6.00	8.33	66.00	91.63	25.63	100.00
Miscellaneous	4016-0000	53.02	29.17	53.02	320.87	267.85	350.00
Insurance	4040-0000	925.00	750.00	4,696.00	8,250.00	3,554.00	9,000.00
Electricity	4050-0000	1,445.06	708.33	7,413.82	7,791.63	377.81	8,500.00
Water & Sewer	4052-0000	0.00	333.33	4,044.24	3,666.63	(377.61)	4,000.00
Garbage Collection	4056-0000	369.42	300.00	3,437.50	3,300.00	(137.50)	3,600.00
Gas	4058-0000	914.82	2,916.67	25,775.09	32,083.37	6,308.28	35,000.00
Elevator & License	4130-0000	360.85	416.67	4,360.49	4,583.37	222.88	5,000.00
Fire System	4142-0000	54.87	166.67	957.67	1,833.37	875.70	2,000.00
Repairs & Maintenance	4160-0000	11,029.26	2,500.00	46,617.67	27,500.00	(19,117.67)	30,000.00
Mechanical	4160-0040	0.00	150.00	1,436.30	1,650.00	213.70	1,800.00
Supplies	4217-0000	0.00	83.33	1,614.85	916.63	(698.22)	1,000.00
Window Cleaning	4220-0000	0.00	250.00	1,775.50	2,750.00	974.50	3,000.00
Janitorial	4232-0000	530.00	446.67	4,792.24	4,913.37	121.13	5,360.00
Landscaping	4300-0000	994.28	875.00	9,854.82	9,625.00	(229.82)	10,500.00
Snow Removal	4310-0000	0.00	33.33	99.61	366.63	267.02	400.00
Guest Suite Expenses	4590-0000	0.00	16.67	32.76	183.37	150.61	200.00
Contingency	4700-0000	0.00	250.00	0.00	2,750.00	2,750.00	3,000.00
<b>Total Expense</b>		<b>17,427.11</b>	<b>10,991.67</b>	<b>125,878.95</b>	<b>120,908.37</b>	<b>(4,970.58)</b>	<b>131,900.00</b>
<b>Surplus(deficit) from operations</b>							
Contingency Reserve Transfer	4800-0000	(5,336.27)	1,099.17	7,710.96	12,090.87	(4,379.91)	13,190.00
		1,099.17	1,099.17	12,090.87	12,090.87	0.00	13,190.00
<b>Total operating surplus(deficit)</b>		<b>(6,435.44)</b>	<b>0.00</b>	<b>(4,379.91)</b>	<b>0.00</b>	<b>(4,379.91)</b>	<b>0.00</b>

*[Handwritten signature]*  
 V.C.

**The Rosemont (lms1447)**  
**Balance Sheet**  
**As at September 30, 2007**

**ASSETS**

**Current Assets**

Bank - Operating	5,831.26
Bank - Equity Shares	63.89
Bank - Contingency Reserve Fund	63,372.72
Bank - Exterior Painting Reserve	1,191.51
Bank - Flashing & Window Seal Levy	13,212.40
Accounts Receivable - Operating	837.40
Prepaid Expenses - Insurance	9,242.00
Due to/from Contingency/Operating	5,231.00

**TOTAL ASSETS**

**98,982.18**

**LIABILITIES AND OWNER'S EQUITY**

**LIABILITIES**

Accounts Payable	23,490.22
Refundable Deposit	200.00
Due to/from Contingency/Operating	5,231.00

**Total Liabilities**

**28,921.22**

**OWNERS' EQUITY**

Operating Fund - Prior Year (RE)	(8,566.76)
Operating Fund - Current Year	(4,379.91)
Contingency Reserve Funds (Reserve)	51,065.33
Reserve - CRF Interest	9,152.72
Reserve - Guest Suite Rental	8,385.67
Reserve - Exterior Painting	1,191.51
Special Levy - Flashing & Window Seal	13,212.40

**Total Owners' Equity**

**70,060.96**

**TOTAL LIABILITIES AND OWNER'S EQUITY**

**98,982.18**



**The Rosemont (lms1447)**  
**Balance Sheet Account Reconciliation**  
**As at September 30, 2007**

**CONTINGENCY RESERVE FUNDS**

Bank - Contingency Reserve Fund	1102-0000	63,372.72
Due to CRF from Operating	1600-0000	5,231.00
		<u>68,603.72</u>
Contingency Reserve Fund	2130-0000	51,065.33
Contingency Reserve Fund - Interest	2135-0000	9,152.72
Guest Suite Rental Fund	2135-0010	8,385.67
		<u>68,603.72</u>

**EXTERIOR PAINTING FUND**

Bank - Exterior Painting Fund	1105-0000	<u>1,191.51</u>
Exterior Painting Fund	2135-0020	<u>1,191.51</u>

**SPECIAL LEVY - FLASHING & WINDOW SEAL**

Bank - Flashing & Window Seal Levy	1110-0000	13,212.40
		<u>13,212.40</u>
<u>Flashing &amp; Window Seal Levy</u>	2300-0000	<u>13,212.40</u>

**STRATA PLAN LMS 1447  
THE ROSEMONT  
PROPOSED BUDGET  
NOVEMBER 1, 2007 TO OCTOBER 31, 2008**

		<b>ACTUAL YTD 30-Sep-07</b>	<b>APPROVED BUDGET 2006-2007</b>	<b>PROPOSED BUDGET 2007-2008</b>
	<b>Income</b>			
3000-0000	Operating Income	120,908.37	131,900.00	143,984.00
3010-0000	Contingency Reserve Income	12,090.87	13,190.00	14,398.40
3070-0000	Guest Suite Rental	420.00	-	-
3080-0000	Other Income	170.67	-	-
	<b>Total Revenue</b>	<b>133,589.91</b>	<b>145,090.00</b>	<b>158,382.40</b>
	<b>Expense</b>			
4000-0000	Agent Fee	8,103.70	8,340.00	12,084.00
4012-0000	Photocopying/Postage	747.67	750.00	850.00
4015-0000	Bank charges	66.00	100.00	100.00
4016-0000	Miscellaneous	53.02	350.00	350.00
4040-0000	Insurance	4,696.00	9,000.00	13,000.00
4050-0000	Electricity	7,413.82	8,500.00	9,000.00
4052-0000	Water/Sewer	4,044.24	4,000.00	4,600.00
4056-0000	Garbage Collection	3,437.50	3,600.00	3,800.00
4058-0000	Gas	25,775.09	35,000.00	30,000.00
4130-0000	Elevator & Licence	4,360.49	5,000.00	5,000.00
4142-0000	Fire System	957.67	2,000.00	1,200.00
4160-0000	Repair & Maintenance - General	46,617.67	30,000.00	35,000.00
4160-0040	Mechanical	1,436.30	1,800.00	1,600.00
4217-0000	Supplies	1,614.85	1,000.00	1,800.00
4220-0000	Window Cleaning	1,775.50	3,000.00	3,500.00
4232-0000	Janitorial	4,792.24	5,360.00	5,700.00
4300-0000	Landscaping	9,854.82	10,500.00	11,000.00
4310-0000	Snow Removal	99.61	400.00	200.00
4590-0000	Guest Suite Expenses	32.76	200.00	200.00
4700-0000	Emergency Fund	-	3,000.00	5,000.00
	<b>Total Expense</b>	<b>125,878.95</b>	<b>131,900.00</b>	<b>143,984.00</b>
	<b>Surplus (deficit) from operations</b>	<b>7,710.96</b>	<b>13,190.00</b>	<b>14,398.40</b>
4800-0000	Contingency Reserve Transfer	12,090.87	13,190.00	14,398.40
	<b>Total operating surplus (deficit)</b>	<b>(4,379.91)</b>	<b>-</b>	<b>-</b>

**STRATA PLAN LMS 1447  
THE ROSEMONT  
MONTHLY STRATA FEE SCHEDULE  
EFFECTIVE NOVEMBER 1, 2007 TO OCTOBER 31, 2008**

<b>OPERATING INCOME</b>	<b>143,984.00</b>
<b>CRF INCOME</b>	<b>14,398.40</b>
<b>TOTAL INCOME</b>	<b>158,382.40</b>

cent entitlement

S.L. #	UNIT #	U/E	OPERATING FEE	CRF FEE	TOTAL STRATA FEE
1	101	360	\$431.95	\$43.20	\$475.15
2	102	360	\$431.95	\$43.20	\$475.15
3	201	363	\$435.55	\$43.56	\$479.11
4	202	363	\$435.55	\$43.56	\$479.11
5	301	351	\$421.15	\$42.12	\$463.27
6	302	351	\$421.15	\$42.12	\$463.27
7	303	384	\$460.75	\$46.07	\$506.82
8	304	365	\$437.95	\$43.80	\$481.75
9	305	340	\$407.95	\$40.80	\$448.75
10	306	340	\$407.95	\$40.80	\$448.75
11	401	452	\$542.34	\$54.23	\$596.57
12	402	433	\$519.54	\$51.95	\$571.49
13	403	360	\$431.95	\$43.20	\$475.15
14	404	360	\$431.95	\$43.20	\$475.15
15	501	443	\$531.54	\$53.15	\$584.69
16	502	424	\$508.74	\$50.87	\$559.61
17	503	344	\$412.75	\$41.28	\$454.03
18	504	345	\$413.95	\$41.40	\$455.35
19	203	345	\$413.95	\$41.40	\$455.35
20	307	345	\$413.95	\$41.40	\$455.35
21	308	386	\$463.15	\$46.31	\$509.46
22	309	353	\$423.55	\$42.36	\$465.91
23	405	345	\$413.95	\$41.40	\$455.35
24	406	386	\$463.15	\$46.31	\$509.46
25	407	353	\$423.55	\$42.36	\$465.91
26	505	491	\$589.13	\$58.91	\$648.04
27	506	258	\$309.57	\$30.96	\$340.53

<b>TOTALS</b>	10000	\$11,998.61	\$1,199.92	\$13,198.53
		x 12	x 12	x 12
		\$143,983.32	\$14,399.04	\$158,382.36

**STRATA PLAN LMS 1447**

**ROSEMONT**

**2271 BELLEVUE AVENUE**

**WEST VANCOUVER, B.C.**

**3/4 VOTE RESOLUTION – (A)**

**WHEREAS** at the Special General Meeting held on July 17<sup>th</sup>, 2007 the Owners adopted Bylaw # 5.3 (e) in order to accommodate an owner to be able to continue reside within the building with their newly adopted dog, and

**WHEREAS** this owner has since sold their strata lot and moved away from the building.

**BE IT RESOLVED**, by a 3/4 vote resolution, the Owners, Strata Plan LMS1447, The Rosemont, hereby resolved that Bylaws # 5.3 (e) be rescinded.

**BE IT FURTHER RESOLVED**, that the Owners, Strata Plan LMS1447, The Rosemont, direct the strata corporation to file an amendment of change of bylaws with the Land Title Office within 60 days of its passing of the resolution.

**3/4 VOTE RESOLUTION – (B)**

**PREAMBLE**

As per section 105 of the *Strata Property Act*, the strata corporation must address any operating budget surplus or deficit during the next fiscal year. This resolution would satisfy that requirement by transferring any surplus to the Contingency Reserve Fund or by paying any deficit from the Contingency Reserve Fund. This will be done once the final operating budget position is known.

**RESOLUTION**

**BE IT RESOLVED**, the owners, Strata Plan LMS1447, do hereby authorize the transfer of any operating deficit resulting from the current years operating budget, by paying any deficit from the Contingency Reserve Fund, satisfying *Strata Property Act* requirements.