

STRATA COUNCIL MEETING MINUTES, BRIEFS & RESOLUTIONS
STRATA PLAN LMS 1447 - ROSEMONT

Tuesday, March 4, 2008 at 5:00PM
#401 – 2271 Bellevue Avenue, West Vancouver, BC, V7V 4X1

IN ATTENDANCE

Ian Henley #101E President
Brian Parker #307W Vice-President/Building
Jean Forsyth #401E Secretary
Shirley Curtis #405W Treasurer
Gay McLenaghan #501E Landscaping

Aaron Simmer Carriage Management, Inc.

Prior to commencement of the meeting Ian Henley asked for additional items for the Agenda.

1. CALL TO ORDER

Aaron Simmer called the meeting to order at 4:55P.M.

2. APPROVAL OF THE PREVIOUS MEETING MINUTES

The minutes of the Strata Council meeting held January 8, 2008 and January 29, 2008 were reviewed. After discussion, there was one amendment to the Minutes of January 8, 2008, section 5(a) "Lobby Renovation" should read "Common Area Renovations" as there is more to the renovation than just the lobby area. It was then Moved/Seconded #401E/#501E) to approve the Minutes as amended. Carried.

**** SPECIAL NOTE ****

Council received the sad news that Denis Cressey, our Past President had passed away on March 8th during a short stay in Lions Gate Hospital. We are indebted to Denis for his commitment to the Rosemont and his service on Council since the building opened. He will be remembered for his personal attention to the many maintenance problems that had to attended to and his knowledge of the many mechanical systems. He was a great friend to all of us and we will miss him.

3. Business Arising From The Previous Meeting Minutes	Action
a) WATER PROBLEM – Brian Parker reported a temporary fix has been put in place above parking stalls #26/#27 to alleviate the drip from the concrete in this area; a further report will be circulated to Council by Brian Parker. Also, the leaking hose bibb at the west side entrance has not been repaired as the shutoff could not be located. At the time of the next building water shutdown, the hose bibb will be addressed. Thanks to Brian, Glen and Blair.	Council
b) WATER SHUTOFFS – It was reported that many of the suite main water shutoffs in the halls have been located. Several units have not been investigated as of the meeting date, so the project continues.	Council

<p>c) WINDOW REPAIRS / REPLACEMENTS – It was reported that the window replacement and repairs as performed by Capilano Glass is nearly complete. One last replacement is necessary for #503E at a cost of \$468.28. After discussion, it was Moved/Seconded (#101E/#401E) to approve this work to proceed at the quoted price. Carried.</p>	<p>Council</p>
<p>d) GARAGE DOOR – Brian Reported that the mechanism for easier manual operation of the garage door has been installed by Valley All-Door. All Owners should be aware that if the garage door has been manually opened, the arm of the door hangs down lower than usual. (Council to explore ways of making the arm more visible or adjust it.) <i>Owners interested in how to manually open the garage door are requested to contact Blair McLenaghan #501E.</i> The cost for installation of a safety hose is also being sought.</p>	<p>Council</p>
<p>e) COMMON AREA RENOVATIONS – Gaye McLenaghan circulated a report on the common area renovations via email to all Council Members. Various price were discussed, but Council deferred further discussion until the next Council Meeting.</p>	<p>Deferred / Council</p>
<p>f) REPAIRS TO #307W – Council discussed requested reimbursement requested by the Owner of #307W for repairs he performed due to a leaking drain pipe located in the floor. (It was determined that the leak was in the common area between the floor and the ceiling below.) After discussion, by the Council Members (without involvement of Brian Parker), it was Moved/Seconded (#501E/#401E) to approve a reimbursement in the amount of approximately \$800.00 to #307W in the understanding that all invoices relating the work will be submitted to Carriage Management for proper process. Carried.</p>	<p>Complete</p>
<p>4. CORRESPONDENCE</p>	
<p>Correspondence was received from:</p> <ul style="list-style-type: none"> • Marion Whiffen #308W in regard to the speed of the Common Area Renovation project, noting both the chronology of the project and items that have been observed in need of attention. The Agent reported that the letter has been answered. • Council was informed by the Owners of #201E that their suite is up for sale as the apartment they are renovating across the street will soon be finished. Council requested the Agent write a letter acknowledging receipt of the letter and reminding them of the bylaw provisions, especially regarding having an open houses. 	
<p>5. NEW BUSINESS</p>	
<p>a. KOMAN RESTORATION INVOICE – Council and the Agent discussed receipt of an invoice from Koman Restoration in the amount of \$6,952.95. This work was completed October 26, 2006; the original quote was received in October 2006 as was for approximately \$3,800.00 +GST, which had apparently been approved. There was further discussion, but Council did not have copies of the quote or the invoice so the matter was deferred until the next Council Meeting. The Agent was</p>	<p>Deferred</p>

<p>requested to forward copies of the quote and invoice to the Strata Council.</p>	
<p>b. POWERWASHING LOWER PARKADE – Power washing of the lower parkade was discussed. The Strata Corporation owns a power washer, so the handyman will be approached to perform a wash of the lower parkade. Date and time of the work will be posted prior to the work commencing.</p>	<p>Council</p>
<p>6. FINANCIAL REPORT</p>	
<p>a. As Shirley Curtis was absent for discussion of the Financial Report, the Agent briefly reviewed the financial statement as of January 31, 2008. It was reported that there is \$36,946.33 in the Contingency Reserve Fund and \$7,415.09 in the Operating Bank Account. The Agent also reported that the amounts reported in the financial statements are subject to slight adjustment as the total financial information was late being received from Ascent Management. After some discussion, approval of the financial statements was deferred until the next Council Meeting.</p>	<p>Deferred</p>

7. ADJOURNMENT AND NEXT MEETING

There being no further business to transact the meeting adjourned at 6:10P.M. The next scheduled meeting is **Tuesday, May 13, 2008 starting at 5:00PM in unit #401E.**

STRATA COUNCIL MEETING
STRATA PLAN LMS 1447 – ROSEMONT
Tuesday, April 15, 2008 at 7:00 PM

IN ATTENDANCE

Ian Henley - President
Brian Parker - Vice-President/Building
Jean Forsyth - Secretary
Shirley Curtis - Treasurer
Gay McLenaghan - Landscaping

Guest: Blair McLenaghan

CALL TO ORDER

Ian Henley called the meeting to order at 7:05 in 501E, thanks to Gay and Blair McLenaghan

BUSINESS ARISING

Building Renovations – An **Information Meeting** will be held in the Lobby on April 29/08 at 7:00 PM for all residents to attend.

The purpose of the informal meeting is to do a preliminary review of the project and to provide Council and Owners with information and Owners reaction to a proposed “Special Levy” to pay for the renovations.

Koman Payment – Due to new information from the Treasurer, it was decided that the matter relating to repairs in Suite 201 required further looking into.

Water Ingress – Brian Parker reported that he and Blair McLenaghan were still looking into the problem. It was proposed that we hire someone to check out the roof membrane and flashings.

It was decided that the letters received by Carriage from Suite # 305 would be dealt with at the next council meeting after everyone has had a chance to read them and inspect the situation.

Treasurers Report – Shirley Curtis reported on her meeting with Aaron Simmer and the accountant at Carriage Management.

The treasurer asked for approval from council to close out the Painting Fund and return the remaining funds, (\$312.33) to the Contingency Reserve Fund. All Council members approved the motion. Council was also reminded that we have a deficit from last year that needs to be paid by the end of the year. It was decided that this would be addressed at the end of the year.

Landscaping - Gay reported on the need to replace some of the laurel hedge that is dying due to poor drainage and on a request from Suite 303E to have a tree pruned that is blocking their view. Council asked that she come back with a cost quote for these items.

Miscellaneous Items – Removal of Real Estate sign posts that are in disrepair. Approval was moved by Ian Henley and 2nd by Gay McLenaghan. Removal subject to designation of approved locations for signs as required by Strata bylaw 37.1.

- Garage Safety Switch to be replaced.

Approval was moved by Ian Henley and 2nd by Brian Parker. The safety switch is a device like a plastic pipe along the bottom of the door which causes the door to reopen if it touches an object as it closes

- Hall Lights to be looked into.

- A reminder was received from Dr. McIvor, that the painting by artist Kip Holland that hangs in the hall, belongs to him and is on loan to the Rosemont. It was suggested that he should put his name on the back of the picture.

Next meeting will be held on May 15/08 in Suite# 401E at 5PM with our agent from Carriage Management.

Meeting was adjourned at 9:15PM.

STRATA COUNCIL MEETING
STRATA PLAN LMS 1447 – ROSEMONT
Wednesday, April 30, 2008 at 7:00 PM

IN ATTENDANCE

Ian Henley - President

Brian Parker - Vice-President/Building

Shirley Curtis - Treasurer

Gay McLenaghan - Landscaping

REGRETS

Jean Forsyth

CALL TO ORDER

Ian Henley called the meeting to order at 10:05am in 101E, thanks to Ian Henley.

BUSINESS

The meeting was called to review the outcome from an informal Information Meeting held in the Lobby on Tuesday April 29th at 7pm. There were 23 suites represented by Owners in attendance. Gaye McLanaghan and Marion Wiffen made a presentation on behalf of the Renovation Committee reviewing the proposed renovations to the East Building Lobby and all hallways. The estimated costs, including new furnishings in the lobby were determined to be \$64,457.00. This amount was recommended to be rounded to \$70,000.00 having regard to the possibility, if not the probability, for unexpected additional costs. The average amount of the the assessment to be charged to each suite would be approximately \$2,600.00. Those attending had the opportunity to ask questions and comment on the proposal. In addition, Owners had the opportunity to see the presentation of materials etc in Jean Forsythe's suite on Monday, the 28th.

The concensus at the meeting by show of hands was unanimously in favour of proceeding with the project on the basis of the presentation. It further supported, by show of hands, that the majority approved the assessment in one lump sum.

NEW BUSINESS

Having considered the outcomes of the the Information Meeting, Council approved the following resolutions to be presented at a **Special General Meeting** to be held **Tuesday, May 20th, at 7pm** in the Lobby.

¾ VOTE RESOLUTION #1 – WITHDRAWAL OF CONTINGENCY RESERVE FUNDS

BE IT RESOLVED that the Owners, Strata Plan LMS 1447, The Rosemont, expend a sum of money not exceeding \$70,000.00 for the purpose of interior building renovations in the lobby and halls and that up to \$30,000 of such expenditure to be withdrawn from the Contingency Reserve Fund.

¾ VOTE RESOLUTION #2 - SPECIAL LEVY

BE IT RESOLVED, pursuant to Section 108 of the Strata Property Act of BC, that the owners of Strata Plan 1447, The Rosemont, approve a Special Levy in the amount of \$70,000.00 with the funds to be repaid, firstly, to the Contingency Reserve Fund to reimburse the Fund for any funds withdrawn pursuant to Resolution #1 and the balance to be used to pay the cost of interior renovations referred to in Resolution #1. Payment to be made by Owners of record on May 20, 2008 according to the schedule attached hereto in one payment on July 1st, 2008.

3/4 VOTE RESOLUTION #3 – APPOINTMENT OF COUNCIL COMMITTEE

BE IT FURTHER RESOLVED that the Owners, Strata Plan LMS 1447, The Rosemont, authorize the Strata Council Committee to act as the Building Renovation Committee, to review and award the interior renovation contracts, on behalf of the Strata Corporation and to proceed and complete the renovation project in 2008. and that any contracts and payments be approved by any two or the President, Vice President, or, Treasurer. Execution of contracts or payment to be made by our Agent, Carriage Management Inc.

NOTE Resolution #1 makes funds available as soon as possible after passage of the Resolutions since the funds will not be received until July 1st . It may be necessary to provide deposits to get work started.

NEXT MEETING will be held May 13th at 5pm in suite 401E

ADJOURNED 11:30am

**STRATA COUNCIL MEETING
STRATA PLAN 1447 – ROSEMONT
Tuesday, May 13, 2008 at 7:00 PM**

ATTENDANCE

Ian Henley - President
Brian Parker - Vice-President/ Building
Jean Forsyth - Secretary
Shirley Curtis - Treasurer
Gay McLenaghan – Landscaping

Guest – Marion Whiffen

CALL TO ORDER

Ian Henley called the meeting to order at 7:00 PM in suite 401, thanks to Jean Forsyth.

Minutes from last meeting approved by Ian and seconded by Shirley.

BUSINESS ARISING

Interior Building Renovations – Meeting confirmed for May 20th 2008 at 7:00PM in the Lobby.

Koman Payment – Shirley will speak to our Carriage representative and give them our approval to pay Koman 3800.00 dollars plus Tax for work done last year in Suite 201E.

Reimbursement to Suite 305E. – Council agreed that the cost of the rodent infestation in the ceiling and the water damage occurring due to flooding from an upper suite was the responsibility of the Strata. Therefore, Coleen Hayes would be reimbursed for the 2 bills that she paid. (Mr. Kooler Plumbing \$93.17 and Leader Pest Control \$371.00).

Letter From Suite 301E – Water ingress reported in a letter from Fran Mitchell will be dealt with at the same time as other water problems.

BUILDING AND MAINTENANCE

Brian reported that he had looked into hiring a professional to check out the condition of the roof membrane and flashings. He recommended hiring IRC Building Sciences of BC. At a cost of \$3400.00. A motion of approval was made by Ian and was carried by Council.

Garage Door – Brian reported on recent problems with the manual door opening attachment. The chain will be removed for now but will be available if needed.

Key To Open Double Doors – A key is required to open both outside double doors. Residents needing this when moving large items in or out may obtain a key from one of the council members or from Carriage Management.

Guest Suite – Amendments to Guest Suite Rules to be drawn up and presented at a later date with regard to rental during the Olympics. In the meantime reservations will not be accepted until the new regulations are approved by Council.

Damaged Stairwell – It was decided that this needed further looking into.

Window Replacements – Replacements have been made to all units except one. Total cost will be about \$5360.00.

Sprinkler in Guest Suite hall has been repaired, also, outside hose connection at W. building, Marine Dr. street entrance.

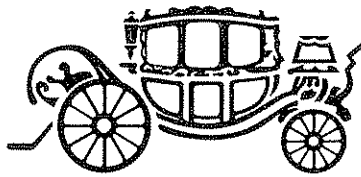
Proposal made for an annual maintenance check of all ‘common area’ door handles, hinges and closing mechanisms.

FINANCIAL STATEMENT

March /08 financial statement was reviewed and approved by Council. The Treasurer voiced some concerns about the formatting of the Financial Statement. It was suggested that the Treasurer reviewed this with the new management consultant.

Ian reported that our new contact at Carriage Management will be John Olson. John will chair the Special General Meeting on May 20th 2008 at 7:00PM.

Meeting adjourned at 8:30 PM.



Carriage Management Inc.

TAKE NOTICE THAT THE SPECIAL GENERAL MEETING OF THE OWNERS, STRATA PLAN LMS 1447 – “ROSEMONT” – WILL BE HELD ON:

DATE: TUESDAY, MAY 20, 2008
TIME: 7:00 P.M. (REGISTRATION AT 6:45 P.M.)
PLACE: LOBBY
LMS 1447 - ROSEMONT
2271 BELLEVUE AVENUE
WEST VANCOUVER, BC

***** Due to seating availability, please be prepared and bring your own chair*****

An Agenda for this meeting along with some explanatory notes are enclosed herewith. Please read this material carefully and bring it with you to the meeting.

1. PURPOSE: To approve 3/4 Vote Resolutions affecting the Strata Corporation.
2. QUORUM: Notwithstanding Section 48(3) of the Act, and pursuant to Bylaw #29, if within ½ hour from the time appointed for a General Meeting, a Quorum is not present, the meeting shall stand adjourned for a period of one half hour whereupon the adjourned meeting shall be reconvened at the same place and the persons present in person or by Proxy and entitled to vote, shall constitute a Quorum.
3. VOTING: The vote for a Strata Lot may not be exercised, except on matters requiring a unanimous vote, if the Strata Corporation is entitled to register a lien against the Strata Lot (i.e. outstanding Strata Fees and / or Special Levies).
4. 3/4 VOTE RESOLUTION: A “3/4 Vote” means a vote in favour of a Resolution by at least 3/4 of the votes cast by eligible voters who are present in person or by proxy at the time the vote is taken and who have not abstained from voting.
5. PROXIES: An instrument appointing a proxy shall be in writing under the hand of his / her appointer or attorney. A proxy need not be an Owner. A proxy holder may not assign their proxy to a third party without prior written consent of the Strata Lot Owner or their legal representative.

MAILING / DELIVERY DATE: MAY 5, 2008

**THE SPECIAL GENERAL MEETING OF THE OWNERS, STRATA PLAN LMS 1447 –
ROSEMONT, TO BE HELD ON TUESDAY, MAY 20, 2008, AT 7:00 P.M. (REGISTRATION
AT 6:45 P.M.), IN THE LOBBY, 2271 BELLEVUE AVENUE, WEST VANCOUVER, B.C.**

AGENDA

1. CERTIFICATION OF PROXIES
2. CALL TO ORDER
3. ELECTION OF CHAIRPERSON, IF NECESSARY
4. FILING OF PROOF OF NOTICE OF MEETING
5. APPROVAL OF AGENDA
6. APPROVAL OF 3/4 VOTE RESOLUTION #1 ATTACHED
7. MEETING TERMINATION

LMS 1447 – ROSEMONT: SPECIAL RESOLUTION #1

WHEREAS the Owners attending the Annual General Meeting held Tuesday, November 20, 2007 expressed a desire to move forward with interior upgrades and lobby renovation; and

WHEREAS the Interior Upgrades Committee researched further the cost of performing these upgrades.

BE IT RESOLVED that the Owners, Strata Plan LMS 1447, The Rosemont, expend a sum of money not exceeding \$70,000.00 for the purpose of interior building renovations in the lobby and halls; authorizing the Strata Council to act as the Building Renovation Committee, to review and award the interior renovation contracts and that any contracts and payments be approved by any two of the President, Vice President, or, Treasurer on behalf of the Strata Corporation and to proceed and complete the renovation project in 2008. Execution of contracts or payment to be made by our Agent, Carriage Management Inc.

AND FURTHER THAT a) up to \$30,000.00 of such expenditure to be withdrawn from the Contingency Reserve Fund at the time funds may be due to the contractor,

AND FURTHER THAT that the Special Levy in the amount of \$70,000.00 with the funds to be repaid, firstly, to the Contingency Reserve Fund to reimburse the Fund for any funds withdrawn pursuant to a) and the balance to be used to pay the cost of interior renovations referred to above.

For the convenience of Owners, the Special Levy may be paid in one lump sum due and payable effective on or before July 1st, 2008. Failure to pay the amount of the Special Levy payment(s) will be subject to fines, without further notice, as shown in the Strata Corporation Bylaws. Should Owners fail to remit such Special Levy payment(s), the Strata Corporation will exercise full rights of remedies, as amended from time to time.

In the event that a Strata Lot is sold or there are changes to title, prior to all the instalments being paid, the outstanding balance of the Special Levy must be paid in full before a “Form F – Certificate of Full Payment” can be issued pursuant to Section 115 of the *Strata Property Act*.

That for the purpose of this Resolution, the term “Assessment Fees” shall have the same meaning as regular Strata Fees with all applicable penalties, as per the registered Bylaws for non-payment (i.e. late or returned NSF cheques), legal costs, and administration fees and collection costs, and all other sums and fees due and payable of any nature or any kind whatsoever.

**STRATA PLAN LMS 1447 - ROSEMONT
 3/4 VOTE RESOLUTION #1 PROPOSED SPECIAL ASSESSMENT:
 INTERIOR UPGRADES AND LOBBY RENOVATION**

PROPOSED

TOTAL SPECIAL ASSESSEMENT	\$70,000.00
TOTAL UNIT ENTITLEMENT	10,000.00

UNIT #	STRATA LOT # RESIDENTIAL	UNIT ENTITLEMENT	SPECIAL ASSESSMENT INTERIOR UPGRADES
101	1	360	\$2,520.00
102	2	360	\$2,520.00
201	3	363	\$2,541.00
202	4	363	\$2,541.00
301	5	351	\$2,457.00
302	6	351	\$2,457.00
303	7	384	\$2,688.00
304	8	365	\$2,555.00
305	9	340	\$2,380.00
306	10	340	\$2,380.00
401	11	452	\$3,164.00
402	12	433	\$3,031.00
403	13	360	\$2,520.00
404	14	360	\$2,520.00
501	15	443	\$3,101.00
502	16	424	\$2,968.00
503	17	344	\$2,408.00
504	18	345	\$2,415.00
203	19	345	\$2,415.00
307	20	345	\$2,415.00
308	21	386	\$2,702.00
309	22	353	\$2,471.00
405	23	345	\$2,415.00
406	24	386	\$2,702.00
407	25	353	\$2,471.00
505	26	491	\$3,437.00
506	27	258	\$1,806.00
			\$70,000.00

PROXY APPOINTMENT

Re: Strata Lot _____ of Strata Plan _____ LMS 1447 _____

Unit # _____ – 2271 Bellevue Avenue, West Vancouver, B.C.

I / We, _____ Owner(s) of the Strata Lot described above,
appoint _____

or failing him / her _____

to act as my / our Proxy and on my / our behalf at the Annual General Meeting, or any adjournment thereof, of the Owners, Strata Plan LMS 1447, to be held on the 20th day of May, 2008.

I / We acknowledge and understand that although the *Strata Property Act* does not permit substantial changes to a Resolution, minor amendments may be made by those attending the meeting. This being the case, Resolutions voted on may differ from the original version contained on the Notice of Meeting.

*****PLEASE NOTE: PROPERTY MANAGERS AND STRATA EMPLOYEES MAY NOT BE APPOINTED AS PROXY HOLDERS.*****

SIGNED this _____ day of _____, 2008.

Owner(s) Signature(s):

SPECIAL RESOLUTION #1

IN FAVOUR

OPPOSED

ABSTAIN



Carriage Management Inc.

MINUTES OF THE SPECIAL GENERAL MEETING OF THE OWNERS, STRATA PLAN LMS 1447, ROSEMOUNT, HELD ON TUESDAY, MAY 20TH, 2008, AT 7:00 P.M., IN THE ROSEMOUNT LOBBY, AT 2271 BELLEVUE AVENUE, WEST VANCOUVER, B.C.

In Attendance: Nineteen (19) Strata Lots represented in person.
 Two (2) Strata Lots represented by Proxy.
 Total Twenty one (21) Strata Lots.

Property Manager: John S. Olson Carriage Management Inc.

1. CALLING THE ROLL / CERTIFICATION OF PROXIES

Prior to the commencement of the meeting, all Owners were registered and it was determined that nineteen (19) Owners were present in person and two (2) by proxy for a total representation of twenty-one (21) Owners. As this exceeded the required quorum, the meeting was declared competent to proceed with business.

2. PROOF OF NOTICE

Owners were advised that Notice of the Special General Meeting had been circulated to all Owners within Strata Plan LMS 1447 in keeping with the requirements of the Strata Property Act of British Columbia. No objections were raised whereupon it was, *MOVED & SECONDED*, that notice of the meeting be accepted. *CARRIED*.

3. CALL TO ORDER

The Strata Council President, Mr. Ian Henley, welcomed Owners to the Special General Meeting and then called the meeting to order at 7:00 p.m.

Owners were advised that the purpose of the meeting was to consider a $\frac{3}{4}$ vote resolution with respect to refurbishing the lobby area and therefore no other business would be entertained.

4. 3 / 4 VOTE RESOLUTION

By way of background, Owners were advised of the Annual General Meeting held on Tuesday, November 20th, 2007, at which time Owners expressed a strong desire to move forward with refurbishing the interior common areas including the lobby.

Subsequently, the refurbishing committee working with an interior designer developed the scope and nature for the refurbishing program as well as costs thereof. It was

indicated that the proposed interior renovations were budgeted at \$70,000.00. It was noted that the cost was based on firm price quotations and included taxes as well as a contingency for any minor unforeseen items.

Owners were advised that the cost of the refurbishing program would be funded by way of a special assessment levy based on the unit entitlement schedule for the Strata Corporation, with said levy payable on or before July 1st, 2008.

In order to move forward as quickly as possible, the resolution provides for borrowing up to \$30,000.00 from the contingency reserve fund on an interim basis with said amount being reconciled to the reserve fund on receipt of the special levy.

Owners were advised that at the information meeting the scope and nature of the refurbishing program had been discussed and reviewed in depth.

It was then, ***MOVED & SECONDED***, that as a $\frac{3}{4}$ vote resolution, the Owners, Strata Plan LMS 1447, The Rosemount, expend a sum of money not to exceed \$70,000.00 for the purpose of interior building renovations in the lobby and hallways; authorizing the Strata Council to act as the building renovation committee, to review and award the interior renovation contracts and that any contracts and payments be approved by any two (2) of the President, Vice-President or Treasurer on behalf of the Strata Corporation and to proceed and complete the renovation project in 2008. Execution of contracts or payments to be made by our Agent, Carriage Management Inc. ***AND FURTHER THAT*** a) up to \$30,000.00 of such expenditure be withdrawn from the contingency reserve fund at the time funds may be due to the contractor ***AND FURTHER THAT*** the special levy in the amount of \$70,000.00 with the funds to be re-paid firstly to the contingency reserve fund to reimburse the fund for any funds withdrawn pursuant to a) and the balance to be used to pay the cost of the interior renovation referred to above.

For the convenience of Owners, the Special Levy may be paid in one lump sum due and payable effective on or before July 1st, 2008. Failure to pay the amount of the special levy payment will be subject to fines, without further notice, as shown in the Strata Corporation Bylaws. Should Owners fail to remit such special levy payment the Strata Corporation will exercise full rights of remedies, as amended from time to time. In the event that a strata lot is sold or there are changes to title, prior to all payments being made, the outstanding balance of this special levy must be paid in full before a Form F – Certificate of Full Payment can be issued pursuant to section 115 of the Strata Property Act.

That for the purpose of this resolution, the term special assessment fees shall have the same meaning as regular strata fees with all applicable penalties as per the registered Bylaws for non payment (i.e. late or returned NSF cheques), legal costs, administrative fees and collection fees and all other sums and fees due and payable or any kind what so ever.

The Chairman then called for the vote and declared it *CARRIED*. Unanimously.

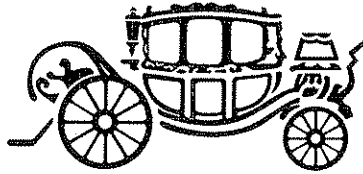
ADJOURNMENT

There being no further business, it was *MOVED & SECONDED*. that the Meeting be adjourned at 7:06 p.m. *CARRIED*.

ATTENTION

Please keep these Minutes on file as a permanent legal record of your Strata Corporation's business. Replacement of either Minutes or Bylaws will be at the Owner's expense and not at the expense of the Strata Corporation.

CARRIAGE MANAGEMENT INC.
#310 – 545 CLYDE AVE.
W. VANCOUVER, B.C. V7T 1C5
TEL. 604-922-3237 / FAX 604-922-4653
administration@carriagemanagement.com



Carriage Management Inc.

May 29, 2008

**NOTICE TO OWNERS
STRATA PLAN LMS 1447 – THE ROSEMONT
2271 BELLEVUE AVENUE
WEST VANCOUVER, BC
V7V 4X1**

Dear Owners:

RE: STRATA PLAN LMS 1447 – THE ROSEMONT

At the Special General Meeting held on Tuesday, May 20th, 2008, a Special Resolution was approved authorizing the Strata Council to undertake a program to refurbish the interior common areas. The cost for this project was funded by way of a Special Assessment Levy of Owners in accordance with the Unit Entitlement Schedule for the Strata Plan.

Payment of the Special Assessment is due July 1st, 2008, and for your reference, a schedule of Assessment is attached.

Kindly make your cheque payable to Strata Plan LMS 1447, and forward same to our office.

Thank you for your assistance on this matter.

Yours very truly,
CARRIAGE MANAGEMENT INC.

John S. Olson
Property Manager

JSO:ar

**STRATA PLAN LMS 1447 - ROSEMONT
 3/4 VOTE RESOLUTION #1 PROPOSED SPECIAL ASSESSMENT:
 INTERIOR UPGRADES AND LOBBY RENOVATION**

TOTAL SPECIAL ASSESSEMENT	\$70,000.00
TOTAL UNIT ENTITLEMENT	10,000.00

UNIT #	STRATA LOT # RESIDENTIAL	UNIT ENTITLEMENT	SPECIAL ASSESSMENT INTERIOR UPGRADES
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202	4	363	\$2,541.00
301	5	351	\$2,457.00
302	6	351	\$2,457.00
303	7	384	\$2,688.00
304	8	365	\$2,555.00
305	9	340	\$2,380.00
306	10	340	\$2,380.00
401	11	452	\$3,164.00
402	12	433	\$3,031.00
403	13	360	\$2,520.00
404	14	360	\$2,520.00
501	15	443	\$3,101.00
502	16	424	\$2,968.00
503	17	344	\$2,408.00
504	18	345	\$2,415.00
203	19	345	\$2,415.00
307	20	345	\$2,415.00
308	21	386	\$2,702.00
309	22	353	\$2,471.00
405	23	345	\$2,415.00
406	24	386	\$2,702.00
407	25	353	\$2,471.00
505	26	491	\$3,437.00
506	27	258	\$1,806.00
			\$70,000.00

**STRATA COUNCIL MEETING
STRATA PLAN 1447 – ROSEMONT
Tuesday, June 17, 2008 at 7:00 PM**

ATTENDANCE

Ian Henley	President
Brian Parker	Vice-president/ Building
Jean Forsyth	Secretary
Shirley Curtis	Treasurer
Gay McLenaghan	Landscaping

CALL TO ORDER

Ian Henley called the meeting to order at 7:05 in suite #501, thanks to Gay McLenaghan.

Minutes from the meeting on May 13/08 approved by Shirley and seconded by Brian .

BUSINESS ARISING

Renovations – Gay reported that the tiling was completed. Painting is in progress, wall papering and carpets still to do.

Water Ingress and Roof Membrane – Awaiting report from IRC inspectors.

Reimbursements to Koman and Coleen Hayes of suite #305 have been taken care of by Carriage.

Garage Door – Replacement of the chain will hopefully solve the door closing problems.

Water Damage in stairwell caused by repairs to hose bib in the west building has been repaired by Brian Parker and Blair McLenaghan.

Drainage Problems on north side of building – Proposal to come from Modern Drainage.

Maintenance of Common Area Doors & Hinges – Brian will ask a local hardware supplier about someone to check out doors needing replacement handles and hinges.

FINANCIAL REPORT

April Financial Report was discussed and approved by all members of Council.

The Treasurer reported that Strata Manager, John Olson, reported by telephone that all Strata Fees are paid up to date except one that is 4 months in arrears. It was advised that a Title Search be made on this property followed by a Lien to protect our entitlement to these fees. Council agreed to have John Olson proceed with this action.

NEW BUSINESS

Fire Safety – It was learned that we must have a general fire safety inspection once per month. The decision was made to hire Scambler Holdings at \$50.00 per month to do this. We would like to have a volunteer from the building to supervise the procedure.

A proposal was made that we have a fire drill within the next few months.

On **July 9th/08**, our yearly full inspection by DNA fire inspectors is scheduled to take place. This will include the testing of alarms and sprinkling systems in all suites. Owners must either be home or arrange to have someone let them into your suite. If you fail to do this, you are required by law to have the inspection done at your own cost.

Water Leak in Lights near Fountain – to be followed up on.

Carrier to be employed to do repairs to Makeup Air Unit at a cost of \$280.68, and to look into hot water problems in suite #308.

Oil Leak from car in lower garage has been taken care of.

Meeting adjourned at 8:50 PM.