

**IMPORTANT INFORMATION** Please have this translated

重要資料 請找人為你翻譯

**RENSEIGNEMENTS IMPORTANTS** Prière de les faire traduire

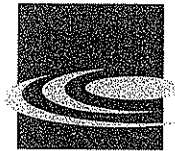
これはたいせつなお知らせです。どなたかに日本語に訳してもらってください。

**INFORMACIÓN IMPORTANTE** Busque alguien que le traduzca

알려드립니다 이것을 번역해 주십시오

**CHỈ DẪN QUAN TRỌNG** Xin nhờ người dịch hộ

सुधी नटवारी विरय वरजे विसे वेले तिम चा विलेय वरवर्ध



**Dodwell  
Strata**

**MINUTES OF THE ANNUAL GENERAL MEETING OF THE OWNERS, STRATA PLAN LMS 1447, ROSEMONT, HELD ON TUESDAY, NOVEMBER 18<sup>th</sup>, 2008, AT 7:00 A.M., IN THE LOBBY, EAST BUILDING, 2271 BELLEVUE AVENUE, WEST VANCOUVER, B.C.**

In Attendance: Eighteen Strata Lots represented in person.  
Seven Strata Lot represented by Proxy.  
Total Twenty-five Strata Lots

Managing Agent: Thomas Agnew Dodwell Strata Management Ltd.

**1. CALLING THE ROLL / CERTIFICATION OF PROXIES**

The Managing Agent advised that the Proxies were certified to be correct, a Quorum was established in accordance with the Strata Corporation's Bylaws, and that the meeting was duly constituted to proceed.

**2. CALL TO ORDER**

The meeting was called to order at 7:05 P.M. by the Strata Council President, Ian Henley.

**3. ELECTION OF CHAIRPERSON**

In accordance with Bylaw 30(1), the Council President agreed to Chair the Annual General Meeting.

**4. PROOF OF NOTICE**

The Managing Agent confirmed that the notice of this Annual General Meeting was circulated to all Owners on title in accordance with the *Strata Property Act of British Columbia*. As there were no objections, the notice was accepted as circulated.

**5. APPROVAL OF AGENDA**

There being no discussion, it was **MOVED / SECONDED (#306 / #307)** to approve the Agenda of the Annual General Meeting as circulated. **CARRIED UNANIMOUSLY**

6. **APPROVAL OF THE PREVIOUS MINUTES**

Owners were advised that the Minutes of the Annual General Meeting held on Tuesday, November 20th, 2007 had previously been circulated to all Owners by the previous Managing Agent. There being no errors or omissions, it was **MOVED / SECONDED (#306 / #307)** that the previous General Meeting Minutes be adopted as circulated. **CARRIED UNANIMOUSLY.**

Owners were advised that the Minutes of the Special General Meeting held on Tuesday, May 20th, 2008 had previously been circulated to all Owners. There being no errors or omissions, it was **MOVED / SECONDED (#304 / #403)** that the previous General Meeting Minutes be adopted as circulated. **CARRIED UNANIMOUSLY.**

7. **PRESIDENT REPORT**

The President provided an overview of various issues addressed by the Strata Corporation during the past year as detailed within the attached written report.

8. **INSURANCE REPORT**

The Property Managers provided the Owners an overview of the Summary of Coverage as attached and circulated with the meeting notice. A general review ensued including the responsibility of a unit Owner to ensure their personal policy includes the required coverage for completed suite "Betterment and Improvements" and the Strata Corporation responsibility to ensure updated independent property valuations are completed to provide the required "replacement value".

In response to an Owner query, the Property Manager confirmed standard policy coverage included theft and damage of the recently installed fixtures and furniture within the Strata Corporation lobby.

9. **FINANCIAL REPORT**

The Council Treasurer provided an overview of the prior fiscal years financial activities and the proposed 2008-2009 Operating Budget. In response to Owner queries, it was confirmed the revenue received from the Guest suite was being deposited into the Contingency Reserve Fund. Further queries were addressed regarding the 2007 Year End Contingency Reserve Fund balance was less than anticipated due to a required expenditure for boiler maintenance. It was then **MOVED / SECONDED (#501 / #306)** to approve the 2008 – 2009 Proposed Budget for Strata Corporation LMS 1447 in the amount of \$171,507.04 effective November 1<sup>st</sup>, 2008.

Further to answering general queries, the Chair called the question. **CARRIED UNANIMOUSLY.**

10. **NEW BUSINESS**

- A) **Fire Safety Plan** Owners were provided details regarding the building fire safety plan and a requirement to assign individual floor wardens and initiate regular fire drills. An in-depth discussion ensued regarding this "community watch" program for the purpose of individual safety.

Further to this, Owners were encouraged to update any emergency / owner contact information, details regarding "persons requiring assistance" and information regarding pets residing within the unit. It was confirmed these forms would be circulated again with the minutes of the Annual General Meeting for Owner completion and return to the Property Manager.

- B) **Suite Inspections** The Property Manager reminded Owners to ensure homes are regularly inspected while vacant to minimize the potential risk of property damage, assist with the security of their home and meet any requirements of the personal insurance coverage.
- C) **Building Maintenance** In response to Owner queries, Council provided an overview of various building maintenance issues being addressed proactively including cleaning of roof vents and drains. Owners with concerns regarding building maintenance issues are requested to detail their queries in writing and forward to the Strata Council care of the Property Manager.

**REMINDER**

**THE ANNUAL CHRISTMAS SOCIAL WILL BE HELD IN THE MAIL LOBBY DURING THE EVENING OF TUESDAY, DECEMBER 16<sup>TH</sup>, 2008. YOUR PARTICIPATION IS ENCOURAGED.**

11. **ELECTION OF 2008-2009 STRATA COUNCIL**

Owners were advised that the Strata Council was deemed to have resigned at the Annual General Meeting and therefore a new Council must be elected. Due to their dedication and participation, a vote of thanks was extended by the Owner to the outgoing Strata Council.

Further to requesting additional nominations, the following Owners were elected to the 2008-2009 Strata Council:

Ida Gildemeister	Unit 201 (E)
Marion Whiffen	Unit 308 (W)
Shirley Curtis	Unit 405 (W)
Gay McLenaghan	Unit 501 (E)

Positions to be held by the new 2008-2009 Strata Council will be decided on at the next strata council meeting.

12. **ADJOURNMENT**

There being no further business, the President terminated the meeting at 8:15 p.m.

**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.

APPROVED \_\_\_\_\_

DATE: \_\_\_\_\_

BY

COUNCIL: \_\_\_\_\_

Attachments

- President's Report
- Owner Information Form
- Owner Emergency Contact Form
- Persons Requiring Assistance

**PLEASE NOTE**  
**HOLIDAY SEASON OFFICE HOURS**

The office of Dodwell Strata Management will be closed over the holidays as follows:

Friday, December 5 <sup>th</sup>	At 12:00 Noon (Staff Function)
Friday, December 12 <sup>th</sup>	At 12:00 Noon (Staff Function)
Thursday, December 25 <sup>th</sup>	All Day (Statutory Holiday)
Friday, December 26 <sup>th</sup>	All Day
Thursday, January 1 <sup>st</sup> , 2009	All Day (Statutory Holiday)

24-hour emergency services is provided via 604-922-3237