

**ANNUAL GENERAL MEETING MINUTES
STRATA PLAN VR 326 – CHINOOK HOUSE**

DATE HELD: TUESDAY, JANUARY 27, 2009
LOCATION: 2ND FLOOR LOUNGE, 250 WEST 1ST STREET
NORTH VANCOUVER, BRITISH COLUMBIA
CALL TO ORDER: 7:00 P.M.

Owners in Attendance: Fifteen (15) Owners were registered as being in attendance, Three (3) of which by Proxy.

Also in Attendance: Duncan Fairfield, Stratawest Management Ltd.

(1) CALL TO ORDER

Council President, Connie Seidensticker, asked the Property Manager, Duncan Fairfield to chair the Meeting and there being no objections raised, Duncan Fairfield called the Meeting to order at 7:00 p.m.

(2) CERTIFICATION OF PROXIES/DETERMINATION OF QUORUM

Prior to commencement of the meeting all Owners were registered and it was determined that Twelve (12) Owners were present in person and Three (3) by Proxy for a total representation of Fifteen (15) Owners. As this exceeded the required quorum of Fourteen (14) Owners, the meeting was declared competent to proceed with business.

(3) PROOF OF NOTICE

All Owners present were advised that Notice of the Annual General Meeting was mailed/delivered in accordance with the Bylaws of the Strata Corporation and of the *Strata Property Act* and there being no objections raised, it was then

MOVED AND SECONDED (Perowne, #206/Seidensticker, #504)

That Notice of the Annual General Meeting be accepted.

CARRIED

(4) PREVIOUS MINUTES

There being no errors or omissions, it was

MOVED AND SECONDED (Van Graven, #304/Perowne, #206)

That the Minutes of the Annual General Meeting held January 30, 2008 be adopted as circulated.

CARRIED

(5) INSURANCE REPORT

The Property Manager reported that the Strata Corporation is in compliance of Part 9 of the *Strata Property Act* and a summary of insurance coverages was attached to the Notice of Annual General Meeting.

(6) FINANCIAL REPORT

(a) APPROVAL OF 2009 BUDGETS:

The 2009 Budgets were discussed and after due consideration, it was

MOVED AND SECONDED (Seidensticker, #504/Parker, #302)

That the 2009 Budgets authorizing \$123,215.00 in revenues and expenses for the Operating Budget and a contribution of \$5,435.00 in the Contingency Reserve Fund comprising of \$3,635.00 in Strata Fees and \$1,800.00 in interest income, be approved.

CARRIED

(b) Financial Statements:

The November 2008 Financial Statements were attached to the Notice of Annual General Meeting.

(7) CONSIDERATION OF 3/4 VOTE RESOLUTION #1 – OPERATING FUND DEFICIT

Property Manager, Duncan Fairfield, introduced ¾ Vote Resolution #1 and requested a motion to put ¾ Vote Resolution #1 on the floor for discussion.

It was then,

MOVED AND SECONDED (Perowne, #206/Seidensticker, #504)

BE IT THEREFORE RESOLVED:

As a 3/4 vote resolution of The Owners, Strata Plan VR 326, that the Operating Fund deficit in the amount of approximately TWELVE THOUSAND DOLLARS (\$12,000.00) (as of December 31, 2008) be reconciled by way of expensing up to but not exceeding FIFTEEN THOUSAND DOLLARS (\$15,000.00) from the Contingency Reserve Fund and depositing this amount to the Operating Fund account.

After discussion, a vote was then called and ¾ Vote Resolution #1 – Operating Fund Deficit was declared

CARRIED UNANIMOUSLY

(8) NEW BUSINESS

(a) Alterations:

It was suggested by an Owner that Strata Council request that an engineer be involved and provide written documentation and certification when removal of a wall is requested by an Owner in their unit before Strata Council grants permission for these alterations.

It was also suggested that when Owners request the installation for hardwood flooring and provide sample of the underlayment that Strata Council inspect the installation and confirm that the underlayment being used is the same as the sample provided and is of the correct thickness to prevent sound transfer prior to completion of the installation of hardwood/laminate flooring.

These suggestions will be considered by the 2009 Strata Council.

(9) **ELECTION OF 2009 STRATA COUNCIL**

The 2008 Strata Council was deemed to have resigned at the Annual General Meeting. The floor was then opened for nominations to Strata Council for 2009. The following Owners were then nominated to Strata Council:

BABS PEROWNE, #206
PETER ZAROWNY, #204
DAVID PARKER, #302
SHYAM HIRA, #503
FRASER BLAIR, #202

After three calls for further nominations, nominations were declared closed and the above-noted Owners were declared elected to the 2009 Strata Council by acclamation.

(10) **ADJOURNMENT**

There being no further business, the Meeting adjourned at 7:25 p.m.