

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

DATE HELD: THURSDAY, JANUARY 21, 2010
LOCATION: 2ND FLOOR LOUNGE, 250 WEST 1ST STREET
NORTH VANCOUVER, BRITISH COLUMBIA
CALL TO ORDER: 7:00 P.M.

Owners in Attendance: Twenty-Four (24) Owners were registered as being in attendance, Eleven (11) of which by Proxy.

Also in Attendance: Duncan Fairfield, Stratawest Management Ltd.

(1) CALL TO ORDER

The Property Manager was asked to chair the meeting, there being no objections raised the Property Manager 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 Thirteen (13) Owners were present in person and Eleven (11) by Proxy for a total representation of Twenty-Four (24) 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 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 (Van Graven, #304/ Perowne, #206)

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 27, 2009 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*. A summary of insurance coverages was attached to the Notice of Annual General Meeting.

VR326 – AGM – MINUTES

January 21, 2010

Page Two,

It was noted that the date of the Insurance Summery was December 2009 and attached to these Minutes is the current Insurance Summery indicating insurance coverage to December 31, 2010.

(6) FINANCIAL REPORT

a) Approval of 2010 Budgets

The 2010 Budgets was presented for discussion and it was

MOVED AND SECONDED (Morgan, #203/ Parker, #302)

That the 2010 Budgets authorizing, \$123,747.00 in income and expenditures for the Operating Budget, and a contribution \$4,135.00 to the Contingency Reserve Budget comprising of \$3,635.00 in Strata Fees and \$500.00 in interest income be approved.

CARRIED

b) Financial Statements

The November 2009 Financial Statements were attached to the Notice of the Annual General Meeting.

(7) CONSIDERATION OF ¾ RESOLUTION #1-BYLAW AMENDMENT
“STORAGE”

Property Manager introduced the 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 (Van Graven, #304/ Perowne, #206)

WHEREAS:

Strata Corporation VR 326 – Chinook House is desirous to delete existing Strata Corporation Bylaw 39.1 – “Storage” to allow the storage of bicycles in the parkade.

BE IT THEREFORE RESOLVED:

As a 3/4 vote resolution of The Owners, Strata Plan VR 326, to delete existing Strata Corporation Bylaw 39.1 and replace it with the following Bylaw to be numbered 39.1:

“39.1 Occupants may store bicycles in the parking space in the underground parkade assigned or rented to them by the Strata Corporation at their own risk.”

After discussion a vote was then called and ¾ Vote Resolution #1 Bylaw Amendment “Storage” was declared,

CARRIED UNANIMOUSLY

VR326 – AGM – MINUTES

January 21, 2010

Page Three,

(8) CONSIDERATION OF ¾ RESOLUTION #2-BYLAW AMENDMENT
“PARKING”

The Property Manager introduced the ¾ Vote Resolution #2 and requested a motion to put ¾ Vote Resolution #2 on the floor for discussion. It was then

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

WHEREAS:

Strata Corporation VR 326 – Chinook House is desirous to amend Strata Corporation Bylaw 40.8 to allow storage of bicycles in the parkade.

BE IT THEREFORE RESOLVED:

As a ¾ vote resolution of The Owners, Strata Plan VR 326, to amend Strata Corporation Bylaw 40.8 to read:

“40.8 Assigned parking areas may not be used for storage of other than insured motor vehicles, bicycles (at Owner’s risk) and a maximum of four (4) tires, except with the written permission from the Strata Council.”

After discussion a vote was then called and ¾ Vote Resolution #2 Bylaw Amendment “Parking” was declared,

CARRIED UNANIMOUSLY

(9) CONSIDERATION OF ¾ RESOLUTION #3-BYLAW AMENDMENT
“BYLAWS”

The Property Manager introduced the ¾ Vote Resolution #3 and requested a motion to put ¾ Vote Resolution #3 on the floor for discussion. It was then

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

WHEREAS:

Strata Council is desirous to correct typographical errors, etc. from the existing Bylaws,

BE IT THEREFORE RESOLVED:

As a ¾ Vote of The Owners, Strata Plan VR 326, to repeal the existing Bylaws which have numerous typographical errors, etc. and to replace them, in their entirety, with the attached set of Bylaws.

After discussion a vote was then called and ¾ Vote Resolution #2 Bylaw Amendment “Bylaws” was declared,

CARRIED UNANIMOUSLY

Owners requesting a PDF format copy of the revised Bylaws are asked to submit their request to the Property Manager, Duncan Fairfield at dfairfield@stratawest.com.

(10) **NEW BUSINESS**

There was no new business for discussion.

(11) **ELECTION OF 2010 STRATA COUNCIL**

The 2009 Strata Council was deemed to have resigned at the Annual General Meeting. Thanks, was expressed to all members of the 2009 Strata Council. The floor was then opened for nominations to the 2010 Strata Council. The following Owners were then nominated.

Fraser Blair	#202
Connie Seidensticker	#504
Babs Perowne	#206
Peter Zarowny	#204
Shyam Hira	#503

Following three calls for further nominations, nominations were declared closed and the above Owners were declared the 2010 Strata Council by acclamation.

(12) **ADJOURNMENT**

There being no further business the meeting adjourned at 7:20 p.m.