

NOTICE

of the

**ANNUAL GENERAL
MEETING**

of

**THE GREENHORN
VR 1313**

Tuesday, September 19th, 2006

**7:00 p.m. – Lobby, 1169 Nelson Street,
Vancouver, B C**



300 – 1770 Burrard Street
Vancouver, BC, Canada, V6J 3G7
Phone (604) 257-0325
Fax (604) 736-5044

August 29th, 2006

NOTICE OF ANNUAL GENERAL MEETING

TO: All Owners, Strata Plan VR 1313

DATE: Tuesday, September 19th, 2006

**TIME: 6:45 P.M. - 7:00 P.M. Registration
7:00 P.M. - Call To Order**

**PLACE: Lobby, 1169 Nelson Street,
Vancouver, B C**

Please be advised of the upcoming Annual General Meeting of the Owners of Strata Plan VR 1313. The purpose of the meeting is to adopt a 2006-07 operating budget and to elect a 2006-07 Strata Council.

Please review the attached information package prior to attending the Annual General Meeting and remember to bring the package with you to the meeting.

To be entitled to vote, as per Section 53.2 Strata Property Act, all assessments to your strata lot must be up to date. If you are uncertain of the status of your account, please call Baywest Management at (604) 257-0325 between 8:30 a.m. and 5:00 p.m., Monday to Friday.

We look forward to receiving your input on Tuesday, September 19th, 2006, and invite you to contact your Strata Agent between now and the meeting date should you require additional information.

Yours truly,
On behalf of the Council of Owners, Strata Plan VR 1313

Edmond Wong, Strata Manager

**STRATA PLAN VR 1313
The Greenhorn**

ANNUAL GENERAL MEETING

AGENDA

1. REGISTRATION: 6:45 – 7:00 P.M.
2. CALL TO ORDER: 7:00 P.M.
3. CERTIFICATION OF PROXIES AND ESTABLISHMENT OF QUORUM
4. PROOF OF NOTICE OF MEETING
5. INSURANCE POLICY REVIEW
6. ADOPTION OF PREVIOUS AGM
 - AGM - October 24th, 2005
7. PRESIDENT'S REPORT
8. CONSIDERATION OF 2006-2007 BUDGET
9. ELECTION OF 2006-2007 STRATA COUNCIL
10. GENERAL DISCUSSION
11. ADJOURNMENT

August 25th, 2006

Dear Fellow Owners:

This year's budget includes an increase in strata fees. It's the first increase in years and is essentially in line with inflationary increases for the years the fees remained static. It has been a luxury to decide to leave them unchanged and was an understandable decision by council during the repair project, but is not one that can be repeated this year.

It's never easy to suggest fees have to be raised, but it appears necessary. Council has wrestled long and hard with these numbers and has concluded they are now as low as we can get them.

We would ask that you take a close look at the figures for expenses incurred in the past year. They represent considerable spending on maintenance, repairs and insurance deductibles. As the building ages, we cannot safely assume they will be lower next year. And as we are obliged to present a balanced budget, we must plan to cover them.

Best regards,

Christina Montgomery

President
Strata Council
The Greenhorn



BAYWEST

300 - 1770 Burrard Street
Vancouver BC Canada V6J 3G7
Phone (604) 257-0325
Fax (604) 736-5044

August 25th, 2006

Update on Repair Project

Physical work on the project has been completed and inspected and a certificate of completion issued.

Several small deficiencies remain, including restoration of the walls in the laundry room and on the fourth floor surrounding the new windows. Talks are under way with the contractor and engineer on a quick resolution to those issues. Work is also under way to obtain other final warranty documents from the contractor for the engineer, and at that point the warranty provider will sign the project off and the engineer can provide a maintenance manual.

The provincial sales tax rebate has been applied for.

Restoration of the courtyard has been completed, with the exception of further plants around the patios aimed at providing privacy for groundfloor owners, and a small amount of ivy that will green the cement wall surrounding the yard and soften some of the concrete fixtures. Monies for the plantings are available from the overall budget approved for restoration of the courtyard.

When the tax rebate is returned, the books can be closed and audited and an SGM will be called. Monies left over from the levy for the repair will be returned to owners. Quotes on carpeting and painting the interior of the building will be presented at the SGM for the owners' consideration.

Council appreciates that it has been a long and at times stressful repair project for owners. It has, however, been completed well under budget. It has taken a considerable amount of time and effort for council members to oversee the work and to complete the considerable paperwork involved in closing out the books and the final details, but it appears to have been worth it. Value of the suites has clearly increased and with the project behind us, council can turn its full attention to an orderly running of the building.

Strata Council of VR 1313, Greenhorn

Balance Sheet
Greenhorn, The (vr1313)
JULY 31, 2006

Account	Jul 2006	Jun 2006	Change
ASSETS			
Current Assets			
Bank	1,286.73	1,132.93	153.80
Petty Cash	50.00	50.00	0.00
Accounts Receivable	3,457.63	3,073.31	384.32
A/R Other	40.00	40.00	0.00
Prepaid Insurance	1,761.94	2,349.28	(587.34)
Total Current Assets	\$ 6,596.30	\$ 6,645.52	\$ (49.22)
Other Assets			
Envelope Bank	51,688.20	56,112.51	(4,424.31)
CRF - General Contingency	80,913.11	79,736.37	1,176.74
Total Other Assets	\$ 132,601.31	\$ 135,848.88	\$ (3,247.57)
TOTAL ASSETS	\$ 139,197.61	\$ 142,494.40	\$ (3,296.79)
LIABILITIES & EQUITY			
Current Liabilities			
Accounts Payable	6,759.39	4,908.12	1,851.27
Total Current Liabilities	\$ 6,759.39	\$ 4,908.12	\$ 1,851.27
Equity			
Retained Earnings Current Year	(163.09)	1,737.40	(1,900.49)
Total Equity	\$ (163.09)	\$ 1,737.40	\$ (1,900.49)
CRF / Reserve			
Contingency Reserve	80,913.11	79,736.37	1,176.74
Total CRF / Reserve	\$ 80,913.11	\$ 79,736.37	\$ 1,176.74
Special Assessment / Special Projects			
Special Assessments - Envelope	51,688.20	56,112.51	(4,424.31)
Total Special Assessment	\$ 51,688.20	\$ 56,112.51	\$ (4,424.31)
Total LIABILITIES & CAPITAL	\$ 139,197.61	\$ 142,494.40	\$ (3,296.79)

STATEMENT OF OPERATIONS
 Greenhorn, The (vr1313)
 FOR THE 11th MONTH ENDING JULY 31, 2006

Account	Account Name	Current Actual	Year To Date Actual	Annual Budget	YTD - BUDGET %
RECEIPTS / REVENUE					
5500-0000	Owners' Contributions	7,290.32	80,193.52	87,483.00	92%
5600-0000	Interest Income	17.11	529.29	200.00	265%
5610-0000	Keys/Remotes	0.00	100.00	0.00	0%
5630-0000	Late Payment Penalty	300.00	750.00	0.00	0%
5640-0000	Laundry Income	353.55	3,607.54	4,500.00	80%
5655-0000	MoveIn/Out Fee	25.00	200.00	200.00	100%
5700-0000	Prior Years Surplus	0.00	13,333.90	13,333.90	100%
TOTAL RECEIPTS / REVENUE		\$ 7,985.98	\$ 98,714.25	\$ 105,716.90	93%
EXPENSES					
ADMINISTRATIVE EXPENSES					
6070-0000	Bank Charges	7.00	77.00	84.00	92%
6150-0000	Insurance Deductibles / Claims	2,500.00	6,500.00	2,500.00	260%
6170-0000	Insurance Premium	587.34	5,658.06	8,500.00	67%
6190-0000	Legal Fees	0.00	804.54	500.00	161%
6290-0000	Postage/Copies/Office Exp.	80.94	1,063.90	1,750.00	61%
TOTAL ADMINISTRATIVE EXPENSES		3,175.28	14,103.50	13,334.00	106%
EMPLOYEE EXPENSES					
6490-0000	Workers' Compensation	0.00	0.00	200.00	0%
TOTAL EMPLOYEE EXPENSES		0.00	0.00	200.00	0%
UTILITIES					
6520-0000	Electricity	306.34	3,380.70	3,500.00	97%
6530-0000	Gas	1,567.00	17,727.67	20,000.00	89%
6540-0000	Water & Sewer Tax	868.58	3,701.25	6,000.00	62%
TOTAL UTILITIES		2,741.92	24,809.62	29,500.00	84%
CONTRACT / BLDG EXPENSES					
7110-0000	Elevator & License	631.80	1,509.20	1,400.00	108%
7150-0000	Enterphone	107.84	1,178.14	1,550.00	76%
7190-0000	Fire Protection	0.00	0.00	1,500.00	0%
7210-0000	Garage Door	0.00	92.74	500.00	19%
7230-0000	Garbage Collection	92.74	834.66	1,300.00	64%
7310-0000	Janitorial	508.01	5,828.67	8,200.00	71%
7350-0000	Landscaping	0.00	450.00	2,000.00	23%
7470-0000	Mechanical	94.00	5,731.26	3,600.00	159%
7570-0000	Pest Control	0.00	0.00	600.00	0%
7590-0000	Property Management	874.50	9,702.68	10,593.00	92%
7695-0000	Rental SL#4	72.90	801.90	874.80	92%
TOTAL CONTRACT / BLDG EXPENSES		2,381.79	26,129.25	32,117.80	81%
REPAIRS & MAINTENANCE EXPENSES					
8110-0000	General Repair & Maintenance	718.81	13,930.12	6,257.20	223%
8170-0000	Locks/Keys	0.00	521.45	500.00	104%
8250-0000	Special Projects	0.00	9,828.03	13,333.90	74%
TOTAL REPAIRS & MAINTENANCE EXPENSES		718.81	24,279.60	20,091.10	121%
GROUND EXPENSES					
8770-0000	Snow Removal	0.00	0.00	50.00	0%

STATEMENT OF OPERATIONS
 Greenhorn, The (vr1313)
 FOR THE 11th MONTH ENDING JULY 31, 2006

Account	Account Name	Current Actual	Year To Date Actual	Annual Budget	YTD - BUDGET %
TOTAL GROUND EXPENSES		0.00	0.00	50.00	0%
RESERVE FUNDS					
9010-0000	Contingency Reserve Fund	868.67	9,555.37	10,424.00	92%
TOTAL RESERVE FUNDS		868.67	9,555.37	10,424.00	92%
TOTAL EXPENSES / RESERVES		9,886.47	98,877.34	105,716.90	94%
SURPLUS / (DEFICIT)		(1,900.49)	(163.09)	-	0%

VR1313 Proposed 2006-2007 Budget

	2005 - 2006 11 Months to JL 31/06	2005 - 2006 Annual Budget	2006 - 2007 Proposed Budget
Revenue			
5500	Owners' Contributions	80,194	87,483
5510	Bylaw Penalties	0	0
5600	Interest Income	529	200
5610	Keys / Remotes	100	0
5630	Late Payment Penalty	750	0
5640	Laundry Income	3,608	4,500
5655	Move In/Out Fees	200	200
5680	Other Income	0	0
5700	Prior Year Surplus	13,334	0
Total Revenue	98,715	105,717	105,023
Expenses			
Administration			
	CHOA	0	0
6070	Audit & Bank Charges	77	84
6150	Insurance Deductible / Claim	6,500	2,500
6170	Insurance Premium	5,658	8,500
6190	Legal Fees	805	500
6290	Postage/Photo/Office Exp.	1,064	1,750
Total Administration	14,104	13,334	15,865
Employee Expenses			
6490	WCB	0	200
Total Employee	0	200	200
Utilities			
6520	Electricity	3,381	3,500
6530	Gas	17,728	20,000
6540	Water & Sewer	3,701	6,000
Total Utilities	24,810	29,500	29,700
Contracts			
7110	Elevator & Licence	1,509	1,400
7150	Enterphone	1,178	1,550
7190	Fire Protection	0	1,500
7210	Garage Door	93	500
7230	Garbage Collection	834	1,300
7310	Janitorial	5,829	8,200
7350	Landscaping	450	2,000
7470	Mechanical	5,731	3,600
7570	Pest Control	0	600
7590	Property Management	9,703	10,593
7695	Rental SL #4	802	875
Total Contracts	26,129	32,118	34,168

	<u>2005 - 2006</u> <u>11 Months</u> <u>to JL 31/06</u>	<u>2005 - 2006</u> <u>Annual</u> <u>Budget</u>	<u>2006 - 2007</u> <u>Proposed</u> <u>Budget</u>
Repairs & Maintenance			
8110 General Repair & Maint.	13,930	6,257	15,000
8165 Laundry Equipment	0	0	0
8170 Locks / Keys	521	500	500
8250 Special Projects	9,828	13,334	0
Total Repair & Maintenance	<u>24,279</u>	<u>20,091</u>	<u>15,500</u>
Ground Expenses			
8770 Snow Removal	0	50	50
Total Ground Expenses	<u>0</u>	<u>50</u>	<u>50</u>
SubTotal Expenses	<u>89,322</u>	<u>95,293</u>	<u>95,483</u>
Contingency Reserve Fund			
9010 CRF	9,556	10,424	9,540
Total Contingency Reserve Fund	<u>9,556</u>	<u>10,424</u>	<u>9,540</u>
TOTAL EXPENSES	<u>98,878</u>	<u>105,717</u>	<u>105,023</u>
SURPLUS / (DEFICIT)	<u>-163</u>	<u>0</u>	<u>0</u>

**STRATA CORPORATION VR 1313 - GREENHORN
CONTINGENCY RESERVE FUND (CRF) SCHEDULE
AS AT AUGUST 31ST, 2006**

Beginning Balance as of September 1st, 2005	\$57,685.86
Current Year contribution	\$ 10,424.00
Transfer of Prior Year Surplus to CRF	\$ 11,188.48
Interest earned	\$ 2,483.40 (est. August 06)
Total CRF Ending Balance as of August 31st, 2006	\$ 81,781.74

VR1313 Strata Fees 2006 - 2007

Strata Lot	Suite #	Unit Entitlement	Total Monthly Strata Payment 2006-2007
1	101	33	275.06
2	102	28	233.39
3	103	27	225.05
4	104	28	233.39
4A	n/a	10	83.35
5	105	31	258.39
6	106	36	300.07
7	107	27	225.05
8	108	30	250.06
9	201	33	275.06
10	202	28	233.40
11	203	29	241.72
12	204	19	158.37
13	205	29	241.72
14	206	38	316.74
15	207	36	300.07
16	208	27	225.05
17	209	30	250.06
18	301	33	275.06
19	302	28	233.39
20	303	27	225.05
21	304	34	283.40
22	305	40	333.41
23	306	36	300.07
24	307	27	225.05
25	308	30	250.06
26	401	33	275.06
27	402	26	216.72
28	403	27	225.05
29	404	28	233.39
30	405	34	283.40
31	406	21	175.04
32	407	27	225.05
33	408	30	250.06
1000			8335.26
			8335.25

Strata Property Act
FORM A
PROXY APPOINTMENT

Re: Strata Lot _____ of Strata Plan VR 1313 AND/OR
Civic address _____ of
Strata Plan VR 1313.

I/We, _____, the owner(s) of the strata
lot described above, appoint _____
to act as my/our proxy at the annual or special general meeting to be held on Tuesday,
September 19th, 2006.

Date: _____

Signature of Owner

Signature of Owner

NOTE: *This Proxy Appointment should only be used if an Owner CANNOT attend the meeting in person and wishes to give another person the authority to vote on his/her behalf. A person who acts on behalf of another person is called a Proxy. A Proxy does not have to be another owner in the building. It can be anyone over the age of 18.*

If you are not going to attend the meeting and would like another person to represent you, complete and sign this form and give it to the person who will be representing you. That person will present this form at the registration desk at the meeting and will act on your behalf at the meeting. Please remember that by giving someone your Proxy, you are permitting them to make some very important decisions about your building and how you will live. It is therefore important to choose a Proxy carefully.

THE GREENHORN - STRATA PLAN VR 1313

TIME & LOCATION

7:00 P.M.

Lobby

**1169 Nelson St.
Vancouver, B.C.**

**2005 / 2006
STRATA COUNCIL**

PRESIDENT

Christina Montgomery - #305

VICE-PRESIDENT

Eric Hamilton - #108

TREASURER

Karey Shumansky - #207

MEMBERS AT LARGE

Hernan Bello - #206

Paul Westwick - #408

Daniel Brooks - #404

STRATA AGENT

Leo Buonassisi

**BAYWEST MANAGEMENT
300-1770 BURRARD STREET
VANCOUVER, BC V6J 3G7**

Phone: (604) 257-0325

Fax: (604) 736-5044

Direct Line: (604) 714-1524

Email:

lbuonassisi@baywest.ca

(1) CALL TO ORDER

The meeting was called to order at 7:05 p.m. by Council President, Christina Montgomery.

(2) CERTIFICATION OF PROXIES / QUORUM

All thirty-three units at the Greenhorn were eligible to vote. At the meeting, 16 Owners were represented, 14 in person and 2 by proxy. As a quorum requires 33% of the eligible strata lots, a quorum was therefore established and the meeting was declared competent to proceed.

(3) PROOF OF NOTICE OF MEETING

It was MOVED and SECONDED that proper notice had been provided in accordance with the requirements of the Strata Property Act.

CARRIED

(4) INSURANCE REPORT

The Strata Agent provided a report on the Strata Corporation's insurance coverage in accordance with Section 154 of the Strata Property Act. It was emphasized that all owners and residents should have their own insurance to cover their contents as the strata insurance does not cover what does not belong to the strata corporation. It is also important to include insurance for the strata deductible if charged back to the owner/resident of a unit. Everyone was encouraged to review their own insurance requirements with their own insurance representative.

- A copy of the approved budget and strata fee schedule for 2006-07 is attached.

(8) **ELECTION OF 2006-07 STRATA COUNCIL**

Owners expressed their appreciation for the work done by the outgoing Council with a round of applause.

The Strata Council may have a maximum of seven officers. The following Owners were nominated to hold office on the Strata Council for the 2006-07 fiscal year:

Hernan Bello	Janos Kantor	Daniel Brooks
Christina Montgomery	Karey Shumansky	
Paul Westwick	Eric Hamilton	

A vote was held and all present voted unanimously in favour of the above owners for council.

(9) **NEXT COUNCIL MEETING**

The first meeting of the new Council will be determined with the new management company.

(10) **ADJOURNMENT** - The meeting adjourned at 8:50 p.m.

Please keep these minutes with your strata lot records. You will need to provide them to your realtor when you sell your strata lot. There will be a charge for copies.

VR 1313 - The Greenhorn
Schedule of Strata Fees
2006-2007

Strata	Suite	Unit	Monthly
Lot	#	Entitl.	Fees
1	101	33	253.93
2	102	28	215.46
3	103	27	207.76
4	104	28	215.46
4A	n/a	10	76.95
5	105	31	238.54
6	106	36	277.02
7	107	27	207.76
8	108	30	230.85
9	201	33	253.93
10	202	28	215.46
11	203	29	223.15
12	204	19	146.20
13	205	29	223.15
14	206	38	292.41
15	207	36	277.02
16	208	27	207.76
17	209	30	230.85
18	301	33	253.93
19	302	28	215.46
20	303	27	207.76
21	304	34	261.63
22	305	40	307.80
23	306	36	277.02
24	307	27	207.76
25	308	30	230.85
26	401	33	253.93
27	402	26	200.07
28	403	27	207.76
29	404	28	215.46
30	405	34	261.63
31	406	21	161.59
32	407	27	207.76
33	408	30	230.85
		1000	7694.98

VR 1313 - The Greenhorn
Approved Budget
2006-2007
Fiscal Year - September 1st to August 31st

Revenue

5500	Owners' Contributions	92,339.80
5510	Bylaw Penalties	0.00
5600	Interest Income	200.00
5610	Keys / Remotes	0.00
5630	Late Payment Penalty	0.00
5640	Laundry Income	4,500.00
5655	Move In/Out Fees	200.00
5680	Other Income	0.00
5700	Prior Year Surplus	0.00

Total Revenue 97,239.80

Expenses

Administration

6070	Audit & Bank Charges	400.00
6150	Insurance Deductible / Claim	2,500.00
6170	Insurance Premium	8,500.00
6190	Legal Fees	500.00
6290	Postage/Photo/Office Exp.	1,200.00

Total Administration 13,100.00

Utilities

6520	Electricity	3,700.00
6530	Gas	20,000.00
6540	Water & Sewer	6,000.00

Total Utilities 29,700.00

Contracts

7110	Elevator & Licence	1,500.00
7150	Enterphone	1,550.00
7190	Fire Protection	1,500.00
7210	Garage Door	300.00
7230	Garbage Collection	1,200.00
7310	Janitorial	7,000.00
7350	Landscaping	2,000.00
7470	Mechanical	7,000.00
7570	Pest Control	500.00
7590	Property Management	10,593.00
7695	Rental SL #4	874.80

Total Contracts 34,017.80