



Prudential Estates (RMD) Ltd.  
SALES & PROPERTY MANAGEMENT  
7320 Westminster Highway  
Richmond, B.C. V6X 1A1  
Telephone: (604) 273-1745  
Fax: (604) 273-9021

October 2, 2007

**TAKE NOTICE THAT THE ANNUAL GENERAL MEETING OF THE OWNERS  
STRATA PLAN VR 1313 – THE GREENHORN WILL BE HELD ON:**

**DATE:** Tuesday, October 23, 2007  
**TIME:** 6:45 P.M. (REGISTRATION)  
7:00 P.M. (CALL TO ORDER)  
**PLACE:** The Lobby @  
1169 Nelson Street  
Vancouver, B.C.

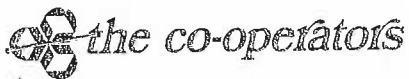
---

An Agenda for this meeting along with some explanatory notes concerning voting procedures is enclosed herewith. Please read this material carefully prior to the meeting and bring it with you for reference.

1. **PURPOSE** The purpose of the meeting is to inform the Owners of the operation of the Strata Corporation; to adopt the 2007/2008 budget; to consider  $\frac{3}{4}$  Vote Resolutions; and to elect a Strata Council for the coming year.
2. **QUORUM** In order to conduct business at the General Meeting, at least one-third of the persons entitled to vote must be present in person or by proxy.
3. **ELIGIBILITY** Except in cases whereby or under the Strata Property Act, a unanimous resolution is required, no Owner is entitled to vote at any general meeting if they are in arrears for Operating or Special Levy payments and the Strata Corporation has passed a bylaw prohibiting the owner from voting if the Strata Corporation is in a position to place a lien against that strata lot in arrears. Payment at the meeting will only be accepted in paid by cash or by certified cheque.
4.  **$\frac{3}{4}$  VOTE RESOLUTIONS**  $\frac{3}{4}$  Vote Resolutions require a  $\frac{3}{4}$  majority of a quorated meeting in order to carry.
5. **PROXY** An instrument appointing a proxy shall be in writing under the hand of the appointer or his attorney and may be either general or for a particular meeting. A proxy need not be an Owner.

## AGENDA

1. CALL TO ORDER
2. CALLING OF THE ROLL AND CERTIFYING OF PROXIES
3. FILING PROOF OF NOTICE OF MEETING
4. APPROVE THE AGENDA
5. GUEST SPEAKER: Kevin Grasty of Halsall Engineering  
Will speak about the Resolution #1 - Capital Plan
6. APPROVE MINUTES FROM THE LAST ANNUAL MEETING
7. COUNCIL PRESIDENT'S REPORT
8. REPORT ON THE STRATA CORPORATION'S INSURANCE COVERAGE  
(See enclosed Certificate of Insurance)
9. APPROVE 2007/2008 BUDGET BY MAJORITY VOTE (attached)
10.  $\frac{3}{4}$  VOTE RESOLUTION – Capital Plan (attached)
11.  $\frac{3}{4}$  VOTE RESOLUTION – Deficit Recovery (attached)
12.  $\frac{3}{4}$  VOTE RESOLUTION – Bylaw Amendment (attached)
13.  $\frac{3}{4}$  VOTE RESOLUTION – Bylaw Amendment (attached)
14. ELECT 2007/2008 STRATA COUNCIL
15. NEW BUSINESS
16. TERMINATE OR ADJOURN THE MEETING



8(A)

COMMERCIAL PREMIUM NOTICE/OFFER TO RENEW

RETAIN THIS PORTION FOR YOUR RECORDS

(INSURED'S COPY)

PAGE 01 of 01

YOUR AGENT/SERVICE OFFICE IS:
ACUMEN INS AGENCIES LTD 23150
TELE: 604-232-2661
280-8380 LANSDOWNE RD
RICHMOND BC V6X 3M6
MAIL TO

POLICY NUMBER
003393612

RENEWAL PERIOD
From 15 NOV 2006 To 15 NOV 2007
Day/Month/Year Day/Month/Year

All Times Are Local Times At The Insured 's Postal Address

THE OWNERS STRATA PLAN VR1313
C/O BAYWEST VANCOUVER
300-1770 BURRARD ST
VANCOUVER BC
V6J 3G7

YOUR POLICY EXPIRES ON 15 NOV 2006 12:01 A.M. LOCAL TIME. IF YOUR PAYMENT IS RECEIVED BY 15 NOV 2006 YOUR POLICY WILL BE RENEWED FOR THE PERIOD SPECIFIED.

NAMED INSURED(S)
THE OWNERS STRATA PLAN VR1313



Table with columns: COVERAGE SUMMARY, RIDER #, % CO-IN, \$ DEDUCTIBLE, \$ LIMIT, \$ PREMIUM. Includes sections for PROPERTY, BOILER, LIABILITY, and a total premium due of \$8546.00.

AN INFLATION INDEX HAS BEEN APPLIED TO YOUR PROPERTY COVERAGE(S), IF APPLICABLE.

MINIMUM RETAINED PREMIUM: \$ 350

TOTAL PREMIUM DUE \$ 8546.00

IF PAYMENT IS RECEIVED BY THE DATE SPECIFIED ABOVE THIS POLICY IS RENEWED IN THE AMOUNTS STATED ABOVE AND SUBJECT TO THE SAME TERMS AND CONDITIONS AS THE ORIGINAL CONTRACT AND ANY AMENDMENTS THERETO.

SIGNATURE OF AUTHORIZED REPRESENTATIVE:

[Handwritten Signature]

SECRETARY

## **3/4 VOTE RESOLUTIONS**

### **Explanation #1**

The Strata Council feels that given the age of the building and many of its systems, and the mounting bills for repair of those systems, a professionally prepared capital plan is required to ensure the overall value and proper maintenance of and budgeting for the building. Such a plan, which would assess the remaining life of the systems and provide options for their replacement in future, will help the strata to better assess future costs and timelines for everything from the roof, boiler and parkade door to the hallway carpets.

### **Resolution 1 – Capital Plan**

#### **BE IT RESOLVED**

By a 3/4 vote of The Owners pursuant to section 108 of the *Strata Property Act*, that THE OWNERS, STRATA PLAN VR 1313 (the "Strata Corporation") hereby approve the passing a special levy in the amount of \$10,000 to hire Halsall Engineering to prepare a Capital Plan. Each strata lot's share of the special levy is calculated based on the unit entitlement of each strata lot and the amount of each strata lot's share of the levy is set out on the attached schedule. The special levy is due and payable upon approval of this resolution. Simultaneously to the passing of this resolution, the registered owner of the strata lot will be credited with their unit entitlement share of the total funds remaining of approximately \$40,000.00 from the Special Levy Account Levied as per attached Special Levy Schedule.

(End of resolution)

### **Explanation #2**

The Strata Corporation has an operating fund deficit at the end of their fiscal year August 2007 of \$1,341.36. The Council is recommending this amount be charged to the Contingency Reserve Fund. The *Strata Property Act* requires that any deficit is dealt with during the following twelve (12) month fiscal period and that this action must pass a Special Resolution at the Annual General Meeting. The Contingency Reserve Fund balance at the year's end is \$ 71,456.44. Therefore:

### **Resolution 2- Deficit Recovery**

#### **BE IT RESOLVED**

By a 3/4 vote of OWNERS, STRATA PLAN VR 1313, The Greenhorn, at an Annual General Meeting held on October 23, 2007 hereby resolves to charge off the deficit from the fiscal year ending August 2007 in the amount of \$ 1,341.36, to the Contingency Reserve Account.

### **Explanation #3**

The Strata Council feels that because some owners in the building are allowed to have two pets under grandfathering provisions of the strata, and because it would in general be of help to both owners and animals that the animals have the option of animal company, the present bylaw allowing for one dog or one cat should be changed to allow for two dogs or two cats or one of each.

By approving the bylaw amendment, it will be filed in land titles office and become part of the Strata Corporation bylaws for VR 1313

## ¾ VOTE RESOLUTIONS

### Resolution 3 – Bylaw Amendment

#### **BE IT RESOLVED**

By a ¾ Vote Resolution of THE OWNERS, STRATA PLAN VR 1313 (the "Strata Corporation") at this Annual General Meeting held on October 23, 2007 that the owners hereby amend bylaw 3(3)(d) by deleting the existing 3(3)(d) and replace it with the following:

***3(3) (d) two dogs or two cats or one of each***

(End of resolution)

#### **Explanation #4**

As the bike room is too small to accommodate bicycles owned by all owners and is used on a "first come, first served" basis, Council feels it is important to allow for the alternative of storing bicycles in owners' parking stalls. Therefore, Council is proposing a bylaw to allow "bicycles" to be stored in parking stalls along with motor vehicles. If the bylaw is approved, Council intends to obtain quotes to have metal rings installed into the concrete at the rear of the stalls to give owners the option of securing their bicycles. The cost would be the responsibility of the individual owners if they choose to have one installed.

By approving the bylaw amendment, it will be filed in land titles office and become part of the Strata Corporation bylaws for VR 1313

### Resolution 4 – Bylaw Amendment

#### **BE IT RESOLVED**

By a ¾ Vote Resolution of THE OWNERS, STRATA PLAN VR 1313 (the "Strata Corporation") at this Annual General Meeting held on October 23, 2007 that the owners hereby amend bylaw 34(5) by deleting the existing 34(5) and replace it with the following:

***34(5) No area of the garage and parking stall is to be used to store items other than motor vehicles and bicycles.***

(End of resolution)

<u>SPECIAL LEVY CALCULATIONS</u>					
		<u>THE GREENHORN VR 1313</u>			
		<u>RESOLUTION 1</u>			
		<u>SPECIAL LEVY</u>	<u>\$10,000.00</u>		
		<u>SP. LEVY REFUND</u>		<u>\$40,000.00</u>	
		<u>NET SP. LEVY REFUND</u>			<u>\$30,000.00</u>
<u>LOT NO.</u>	<u>SUITE NUMBER</u>	<u>UNIT ENTITLEMENT</u>	<u>NEW SPECIAL LEVY PAYMENT</u>	<u>REFUND OF CURRENT SPECIAL LEVY</u>	<u>NET REFUND OF SP. LEVY</u>
1	101	642	325.03	1300.12	975.09
2	102	560	283.52	1134.06	850.54
3	103	540	273.39	1093.56	820.17
4	104	542	274.40	1097.61	823.21
4A	CA	202	102.27	409.07	306.80
5	105	607	307.31	1229.24	921.93
6	106	706	357.43	1429.73	1072.30
7	107	532	269.34	1077.36	808.02
8	108	590	298.70	1194.82	896.12
9	201	642	325.03	1300.12	975.09
10	202	560	283.52	1134.06	850.54
11	203	565	286.05	1144.19	858.14
12	204	377	190.87	763.47	572.60
13	205	567	287.06	1148.24	861.18
14	206	758	383.76	1535.03	1151.27
15	207	706	357.43	1429.73	1072.30
16	208	532	269.34	1077.36	808.02
17	209	590	298.70	1194.82	896.12
18	301	642	325.03	1300.12	975.09
19	302	560	283.52	1134.06	850.54
20	303	543	274.91	1099.64	824.73
21	304	680	344.27	1377.08	1032.81
22	305	801	405.53	1622.11	1216.58
23	306	706	357.43	1429.73	1072.30
24	307	532	269.34	1077.36	808.02
25	308	590	298.70	1194.82	896.12
26	401	642	325.03	1300.12	975.09
27	402	509	257.70	1030.78	773.08
28	403	543	274.91	1099.64	824.73
29	404	560	283.52	1134.06	850.54
30	405	677	342.75	1371.00	1028.25
31	406	427	216.18	864.72	648.54
32	407	532	269.34	1077.36	808.02
33	408	590	298.70	1194.82	896.12
	<u>TOTALS</u>	<u>19752</u>	<u>\$10,000.01</u>	<u>\$40,000.01</u>	<u>\$30,000.00</u>



Prudential Estates (RMD) Ltd.  
SALES & PROPERTY MANAGEMENT  
7320 Westminster Highway  
Richmond, B.C. V6X 1A1  
Telephone: (604) 273-1745  
Fax: (604) 273-9021

UPDATE  
OCTOBER 1, 2007

July 18<sup>th</sup>, 2007

Dear Strata President:

Your assigned Manager may have already spoken to you about fee increases due to the requirement for licensing of Strata Managers and new roles of operation under the Real Estate Services Act; however, I am taking this opportunity to forward this letter to update you and to advise you that, due to the introduction of the new Real Estate Services Act, we will be seeking your agreement for a management fee increase effective in the very near future.

As you are no doubt aware the new Real Estate Services Act, which came into effect January 1<sup>st</sup>, 2005, is having a profound effect on how Strata Councils and their management companies operate in the industry. In most cases the new Act has increased the administrative workload by a minimum of 20% to 30% and as a result many of our competitive property management companies have instituted immediate 20% to 30% management fee increases across the board to compensate for the increased workload and associated expense. However, it is our feeling that this action would place a large burden on our client's and the owners. We believe increases need to be phased in and ample notice be given so that increases can be included in your budgets.

As we are now in the early part of July, we have had a very good look at the requirements and new rules of the new Act and feel comfortable assessing its impact on the industry and our client. As you may be aware from previous communications, the Act mandated that our Agency Agreement amongst other things, was to be replaced and updated by July 1<sup>st</sup>, 2007 – luckily the Real Estate Council of B.C. has extended that date to January 1<sup>st</sup>, 2008 and we continue toward our compliance with all our clients.

In an effort to provide your Strata Corporation with effective management, we have incurred additional costs and are continuing to feel the brunt of the extra workload on the assigned Property Manager. To this end, we will be seeking an increase initially in the range of 10% with like increases for the next two or three years rather than of all at once. We are trying to structure the increase in management fees to have the least impact on your Strata Corporation and the owners.

.../2

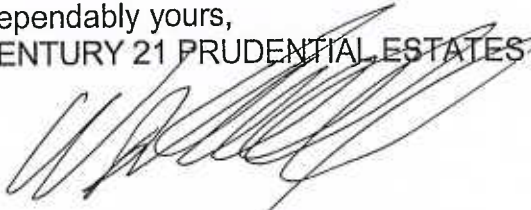
July 18, 2007

Page 2

In the future your Property Manager will be preparing your budget for your next fiscal year and will include the above noted increase for management fees. We would ask that this be ratified at the next annual general meeting and that this will incorporate the needed changes. Your Property Manager will be presenting the new Agency Agreement (contract) which we ask be signed and returned to our offices.

Thank you very much for your time and consideration in this matter.

Dependably yours,  
CENTURY 21 PRUDENTIAL ESTATES (RMD) LTD.

A handwritten signature in black ink, appearing to read 'W.D. Blackall', written over the company name.

W.D. (Bill) Blackall, Managing Broker

GENLMGR.070718



STRATA PLAN VR 1313				
THE GREENHORN				
2007/2008 DRAFT BUDGET				
	2006/2007	August	2007/2008	
	BUDGET	ACTUAL	PROPOSED	
<b>INCOME</b>				
LAUNDRY MACHINES	\$4,500.00	\$3,848.00	\$3,600.00	
LATE PAYMENT INTEREST	\$0.00	\$164.00	\$0.00	
LATE PAYMENT PENALTIES	\$0.00	\$150.00	\$0.00	
INTEREST	\$200.00	\$236.00	\$226.00	
MAINTENANCE FEES	\$92,340.00	\$92,340.00	\$101,446.00	Proposed 10% Increase
MOVE IN FEES	\$200.00	\$250.00	\$0.00	
MOVE OUT FEES	\$0.00	\$150.00	\$0.00	
<b>TOTAL INCOME</b>	<b>\$97,240.00</b>	<b>\$97,138.00</b>	<b>\$105,272.00</b>	
<b>GENERAL</b>				
AUDIT	\$400.00	\$0.00	\$400.00	
AUDIT REAL ESTATE COUNCIL	\$0.00	\$318.00	\$318.00	
INSURANCE	\$8,500.00	\$8,773.00	\$9,500.00	
INSURANCE DEDUCTIBLES	\$2,500.00	\$1,000.00	\$2,000.00	
MANAGEMENT FEES	\$10,593.00	\$11,368.00	\$12,593.00	
RENTAL STRATA LOT #4	\$875.00	\$923.00	\$1,014.00	
LEGAL	\$500.00	\$1,317.00	\$500.00	
DUPLICATING & POSTAGE	\$1,200.00	\$767.00	\$900.00	
BANK CHARGES	\$0.00	\$165.00	\$175.00	
<b>TOTAL GENERAL</b>	<b>\$24,568.00</b>	<b>\$24,631.00</b>	<b>\$27,400.00</b>	
<b>BUILDING</b>				
BOILER & MECHANICAL	\$0.00	\$1,283.00	\$0.00	Included In Mech/Plmbg
FIRE ALARM SYSTEM	\$1,500.00	\$796.00	\$1,000.00	
ELEVATOR	\$1,500.00	\$1,454.00	\$1,600.00	
ELECTRICITY	\$3,700.00	\$3,674.00	\$4,000.00	
PEST CONTROL	\$500.00	\$159.00	\$500.00	
GARAGE DOOR	\$300.00	-\$300.00	\$500.00	
GENERAL MAINTENANCE	\$0.00	\$844.00	\$0.00	Included In General
HEATINGFUEL/GAS	\$20,000.00	\$16,900.00	\$19,000.00	
LOCKS/KEYS	\$500.00	\$786.00	\$500.00	
REPAIRS-MCH/PLMBG	\$7,000.00	\$20,336.00	\$18,000.00	
REPAIRS-EXTERIOR	\$0.00	\$886.00	\$0.00	Included In General
REPAIRS-INTERIOR	\$0.00	\$363.00	\$0.00	Included In General
REPAIRS-GENERAL	\$15,000.00	\$6,291.00	\$10,000.00	
GARBAGE COLLECTION	\$1,200.00	\$1,125.00	\$1,400.00	
ENTERPHONE	\$1,550.00	\$2,092.00	\$2,200.00	
JANITORIAL SERVICES	\$7,000.00	\$6,604.00	\$7,000.00	
WATER & SEWER CHARGES	\$6,000.00	\$4,324.00	\$5,000.00	
<b>TOTAL BUILDING</b>	<b>\$65,750.00</b>	<b>\$67,617.00</b>	<b>\$70,700.00</b>	
<b>GROUNDS</b>				
LANDSCAPING	\$2,000.00	\$1,048.00	\$2,000.00	
SNOWICE REMOVAL	\$50.00	\$310.00	\$300.00	
<b>TOTAL GROUNDS</b>	<b>\$2,050.00</b>	<b>\$1,358.00</b>	<b>\$2,300.00</b>	
<b>TOTAL OPERATING EXPENSE</b>	<b>\$92,368.00</b>	<b>\$93,606.00</b>	<b>\$100,400.00</b>	
<b>CAPITAL</b>				
TRANSFER TO CRF	\$4,872.00	\$4,872.00	\$4,872.00	
<b>TOTAL CAPITAL</b>	<b>\$4,872.00</b>	<b>\$4,872.00</b>	<b>\$4,872.00</b>	
<b>TOTAL EXPENSES</b>	<b>\$97,240.00</b>	<b>\$98,478.00</b>	<b>\$105,272.00</b>	
PROJECTED SURPLUS (DEFICIT)	\$0.00	-\$1,340.00	\$0.00	

<u>STRATA FEE CALCULATIONS</u>							
<u>VR1313</u>							
<u>THE GREENHORN</u>							
			<u>\$96,574.00</u>	<u>\$4,872.00</u>	<u>\$101,446.00</u>	<u>LAST YEAR'S</u>	<u>INCREASE</u>
			<u>MONTHLY</u>	<u>MONTHLY</u>	<u>TOTAL</u>	<u>TOTAL</u>	<u>IN</u>
			<u>OPERATING</u>	<u>CRF</u>	<u>MONTHLY</u>	<u>MONTHLY</u>	<u>MONTHLY</u>
<u>LOT</u>	<u>SUITE</u>	<u>UNIT</u>	<u>PAYMENTS</u>	<u>PAYMENTS</u>	<u>PAYMENT</u>	<u>PAYMENT</u>	<u>PAYMENT</u>
<u>NO.</u>	<u>NUMBER</u>	<u>ENTITLEMENT</u>	<u>PER SUITE</u>	<u>PER SUITE</u>	<u>PER SUITE</u>	<u>PER SUITE</u>	<u>PER SUITE</u>
1	101	33	265.58	13.39	278.97	253.94	25.03
2	102	28	225.34	11.37	236.71	215.46	21.25
3	103	27	217.29	10.96	228.25	207.76	20.49
4	104	28	225.34	11.37	236.71	215.46	21.25
4A	CA	10	80.48	4.06	84.54	76.95	7.59
5	105	31	249.48	12.58	262.06	238.54	23.52
6	106	36	289.72	14.62	304.34	277.02	27.32
7	107	27	217.29	10.96	228.25	207.76	20.49
8	108	30	241.44	12.18	253.62	230.85	22.77
9	201	33	265.58	13.39	278.97	253.93	25.04
10	202	28	225.34	11.37	236.71	215.46	21.25
11	203	29	233.39	11.77	245.16	223.15	22.01
12	204	19	152.91	7.71	160.62	146.20	14.42
13	205	29	233.39	11.77	245.16	223.15	22.01
14	206	38	305.82	15.43	321.25	292.41	28.84
15	207	36	289.72	14.62	304.34	277.02	27.32
16	208	27	217.29	10.96	228.25	207.76	20.49
17	209	30	241.44	12.18	253.62	230.85	22.77
18	301	33	265.58	13.39	278.97	253.93	25.04
19	302	28	225.34	11.37	236.71	215.46	21.25
20	303	27	217.29	10.96	228.25	207.76	20.49
21	304	34	273.63	13.80	287.43	261.63	25.80
22	305	40	321.91	16.24	338.15	307.80	30.35
23	306	36	289.72	14.62	304.34	277.02	27.32
24	307	27	217.29	10.96	228.25	207.76	20.49
25	308	30	241.44	12.18	253.62	230.85	22.77
26	401	33	265.58	13.39	278.97	253.93	25.04
27	402	26	209.24	10.56	219.80	200.07	19.73
28	403	27	217.29	10.96	228.25	207.76	20.49
29	404	28	225.34	11.37	236.71	215.46	21.25
30	405	34	273.63	13.80	287.43	261.63	25.80
31	406	21	169.00	8.52	177.52	161.59	15.93
32	407	27	217.29	10.96	228.25	207.76	20.49
33	408	30	241.44	12.18	253.62	230.85	22.77
<b><u>TOTALS</u></b>			<b><u>\$8,047.85</u></b>	<b><u>\$405.95</u></b>	<b><u>\$8,453.80</u></b>	<b><u>\$7,694.93</u></b>	<b><u>\$758.87</u></b>
		<b><u>1000</u></b>		<b><u>TOTAL PAYMENT</u></b>	<b><u>\$101,445.60</u></b>		

VR 1313 THE GREENHORN  
Property Balance Sheet  
as at 31 AUG 2007

Date: 29 AUG 2007

Assets

BANK TRUST ACCOUNT	2,091.78
RESERVE TRUST ACCOUNT	71,546.44
SPECIAL LEVY TRUST ACCOUNT	40,160.30
ACCOUNTS RECEIVABLE	868.66
MISCELLANEOUS RECEIVABLE	39.58
PREPAID INSURANCE	1,424.30

---

Total Assets 116,131.06

Liabilities

YEAR END ACCRUAL	5,046.06
MISC PAYABLE	302.00

---

Total Liabilities 5,348.06

Owners Equity

SPECIAL LEVY	40,160.30
CONTINGENCY RESERVE FUND	71,546.44
OPERATING FUND OPENING BALANCE	417.62
YTD SURPLUS (DEFICIT)	<1,341.36>

---

Total Owners Equity 110,783.00

---

Total Liabilities & Equity 116,131.06

VR 1313 THE GREENHORN  
Property Income Statement  
for the Period Ending August

29 AUG 2007

	Current Month		Year to Date		Variance	Annual Budget
	Budget	Actual	Budget	Actual		
<b><u>Income</u></b>						
LAUNDRY MACHINES	375.00	673.65	4,500.00	3,848.39	651.61-	4,500.00
LATE PAYMENT INTEREST		5.95		164.27	164.27	
LATE PAYMENT PENALTIES				150.00	150.00	
INTEREST (BANK ACC)	16.67	28.07	200.04	236.41	36.37	200.00
OPERATING ASSESSMENTS	7,694.98	7,694.92	92,339.76	92,339.04	.72-	92,340.00
MOVE IN FEES	16.67		200.04	250.00	49.96	200.00
MOVE OUT FEE				150.00	150.00	
<b>Total Income</b>	<b>8,103.32</b>	<b>8,402.59</b>	<b>97,239.84</b>	<b>97,138.11</b>	<b>101.73-</b>	<b>97,240.00</b>
<b><u>Expenses</u></b>						
<b><u>General</u></b>						
AUDIT	33.33		399.96		399.96-	400.00
AUDIT REAL ESTATE COUNCIL				318.00	318.00	
INSURANCE	708.33	712.17	8,499.96	8,773.33	273.37	8,500.00
INSURANCE DEDUCTIBLES	208.33		2,499.96	1,000.00	1,499.96-	2,500.00
MANAGEMENT FEES	882.75	954.00	10,593.00	11,368.50	775.50	10,593.00
RENTAL STRATA LOT #4	72.90	76.95	874.80	923.40	48.60	875.00
LEGAL	41.67		500.04	1,317.02	816.98	500.00
DUPLICATING & POSTAGE	100.00	41.76	1,200.00	767.58	432.42-	1,200.00
BANK CHARGES		13.00		164.00	164.00	
<b>Total General</b>	<b>2,047.31</b>	<b>1,797.88</b>	<b>24,567.72</b>	<b>24,631.83</b>	<b>64.11</b>	<b>24,568.00</b>
<b><u>Building</u></b>						
BOILER AND MECHANICAL				1,282.60	1,282.60	
FIRE ALARM MONITORING	125.00		1,500.00	796.19	703.81-	1,500.00
ELEVATOR	125.00	288.00	1,500.00	1,454.00	46.00-	1,500.00
ELECTRICITY	308.33	357.41	3,699.96	3,674.33	25.63-	3,700.00
PEST CONTROL	41.67		500.04	159.00	341.04-	500.00
GARAGE DOOR	25.00	55.00	300.00	300.00-	600.00-	300.00
GENERAL MAINTENANCE				843.61	843.61	
HEATING FUEL/ GAS	1,666.67	1,661.92	20,000.04	16,899.86	3,100.18-	20,000.00
LOCKS/KEYS	41.67	53.00	500.04	785.92	285.88	500.00
REPAIRS-MECH/PLMBG	583.33	5,144.06	6,999.96	20,335.50	13,335.54	7,000.00
REPAIRS - EXTERIOR				885.92	885.92	
REPAIRS - INTERIOR				363.31	363.31	
REPAIRS GENERAL	1,250.00	490.90	15,000.00	6,291.04	8,708.96-	15,000.00
GARBAGE COLLECTION	100.00	94.63	1,200.00	1,124.52	75.48-	1,200.00
ENTERPHONE/ENTERCOM	129.17	149.09	1,550.04	2,092.71	542.67	1,550.00
JANITORIAL SERVICES	583.33	508.01	6,999.96	6,604.13	395.83-	7,000.00
WATER AND SEWER CHARGES	500.00		6,000.00	4,324.47	1,675.53-	6,000.00
<b>Total Building</b>	<b>5,479.17</b>	<b>8,802.02</b>	<b>65,750.04</b>	<b>67,617.11</b>	<b>1,867.07</b>	<b>65,750.00</b>
<b><u>Grounds</u></b>						
LANDSCAPING	166.67	748.40	2,000.04	1,048.40	951.64-	2,000.00
SNOW/ICE REMOVAL	4.17		50.04	310.13	260.09	50.00

VR 1313 THE GREENHORN  
 Property Income Statement  
 for the Period Ending August

29 AUG 2007

	Current Month		Year to Date		Variance	Annual Budget
	Budget	Actual	Budget	Actual		
Total Grounds	170.84	748.40	2,050.08	1,358.53	691.55-	2,050.00
<u>Recreation Facility</u>						
Total Recreation						
<u>Capital</u>						
TRANSFER TO RESERVES	406.00	406.00	4,872.00	4,872.00		4,872.00
Total Capital	406.00	406.00	4,872.00	4,872.00		4,872.00
Total Expenses	8,103.32	11,754.30	97,239.84	98,479.47	1,239.63	97,240.00
Surplus/Deficit	9.09-	3,351.71-	4.37-	1,341.36-	1,341.36-	

ac #	Date	Description	Amount	Total
		OPENING BALANCE		.00
492397	OCT 12 2006	SEPT 30,06 SET-UP	83269.86	
493141	OCT 15 2006	CRF ALLOCATION CORRECTION	406.00	
493142	OCT 15 2006	LOAN FROM CRF RE OCT EXPENSES	-1000.00	
493143	OCT 15 2006	CRF ALLOCATION CORRECTION	-812.00	
497598	OCT 15 2006	CRF CONTRIBUTION CORRECTION	-56.67	
507671	OCT 15 2006	TRF YEAR END DEFICIT TO CRF	-2483.67	
491772	OCT 31 2006	CRF CONTRIBUTION	406.00	
			<u>79729.52</u>	<u>79729.52</u>
525169	NOV 15 2006	REIMBURSING CRF RE LOAN	1000.00	
526365	NOV 15 2006	BANK SERVICE CHARGE	-5.00	
528086	NOV 21 2006	record oct expense and int from pr	92.40	
512240	NOV 26 2006	OCT/06 INTEREST RESERVES	200.11	
509147	NOV 30 2006	CRF CONTRIBUTION	406.00	
			<u>1693.51</u>	<u>81423.03</u>
532359	DEC 15 2006	LOAN FROM CRF RE DEC EXPENSES	-2000.00	
551629	DEC 15 2006	BANK SERVICE CHARGE (OCT)	-5.00	
538682	DEC 24 2006	NOVEMBER 2006 RESERVE INTEREST	281.87	
-46739	DEC 31 2006	CRF CONTRIBUTION	406.00	
48912	DEC 31 2006	BANK SERVICE CHARGE	-5.00	
			<u>-1322.13</u>	<u>80100.90</u>
572007	JAN 01 2007	LOAN FROM CRF RE JAN EXPENSES	-500.00	
566975	JAN 28 2007	RESERVES INTEREST DEC/06	300.83	
560167	JAN 31 2007	BANK SERVICE CHARGE	-5.00	
565806	JAN 31 2007	CRF CONTRIBUTION	406.00	
			<u>201.83</u>	<u>80302.73</u>
19991	FEB 01 2007	TRF TO OP TO COVER FEB/07 EXPENSES	-25000.00	
4017	FEB 25 2007	JANUARY 2007 INTEREST RESERVE	280.75	
22311	FEB 28 2007	BANK SERVICE CHARGE	-5.00	
5170	FEB 28 2007	CRF CONTRIBUTION	406.00	
			<u>-24318.25</u>	<u>55984.48</u>
23612	MAR 25 2007	FEB/07 INTEREST RESERVES	199.29	
32369	MAR 31 2007	CRF CONTRIBUTION	406.00	
40731	MAR 31 2007	BANK SERVICE CHARGE	-5.00	
			<u>600.29</u>	<u>56584.77</u>
47475	APR 29 2007	MARCH 2007 RESERVE INTEREST	210.23	
5178	APR 30 2007	BANK SERVICE CHARGE	-5.00	
51235	APR 30 2007	CRF CONTRIBUTION	406.00	

ec #	Date	Description	Amount	Total
			611.23	57196.00
85525	MAY 27 2007	APRIL 07 INTEREST RESERVE	192.48	
72965	MAY 31 2007	BANK SERVICE CHARGE	-5.00	
77709	MAY 31 2007	CRF CONTRIBUTION	406.00	
			593.48	57789.48
106773	JUN 24 2007	MAY 2007 RESERVE INTEREST	207.99	
89755	JUN 30 2007	CRF CONTRIBUTION	406.00	
95357	JUN 30 2007	BANK SERVICE CHARGE	-5.00	
			608.99	58398.47
123717	JUL 15 2007	REPAYING CRF LOAN	5000.00	
114959	JUL 22 2007	JUNE 07 INTEREST RESERVES	216.99	
118325	JUL 31 2007	CRF CONTRIBUTION	406.00	
125343	JUL 31 2007	BANK SERVICE CHARGE	-5.00	
			5617.99	64016.46
153140	AUG 15 2007	TRF TO CRF REPAYING LOAN	6916.75	
40758	AUG 26 2007	JULY 2007 RESERVE INTEREST	212.23	
137524	AUG 31 2007	CRF CONTRIBUTION	406.00	
151539	AUG 31 2007	BANK SERVICE CHARGE	-5.00	
			7529.98	71546.44
			.00	71546.44
***		CLOSING BALANCE		71546.44

ec #	Date	Description	Amount	Total
		OPENING BALANCE		.00
492397	OCT 12 2006	SEPT 30,06 SET-UP	46158.90	
			<u>46158.90</u>	<u>46158.90</u>
510225	NOV 15 2006	JOHN S PIAMONTE IN TRUST	-4500.00	
526366	NOV 15 2006	BANK SERVICE CHARGE	-5.00	
528086	NOV 21 2006	record oct expense and int from pr	51.22	
515833	NOV 26 2006	OCT/06 INTEREST SP. LEVY	112.87	
			<u>-4340.91</u>	<u>41817.99</u>
533756	DEC 01 2006	CENTURY 21 PRUDENTIAL	-10.05	
545399	DEC 01 2006	MCCORMACK COMPANY/12781	-955.38	
547080	DEC 15 2006	BANK SERVICE CHARGE (OCT)	-5.00	
547423	DEC 15 2006	MCCORMACK CO./12720	-657.66	
547564	DEC 24 2006	NOVEMBER 2006 S/A INTEREST	158.00	
535457	DEC 31 2006	BANK SERVICE CHARGE	-5.00	
			<u>-1475.09</u>	<u>40342.90</u>
563512	JAN 28 2007	S.A. INTEREST DEC/06	152.31	
54497	JAN 31 2007	BANK SERVICE CHARGE	-5.00	
			<u>147.31</u>	<u>40490.21</u>
9729	FEB 25 2007	JANUARY 2007 INTEREST S/A	141.45	
963	FEB 28 2007	BANK SERVICE CHARGE	-5.00	
			<u>136.45</u>	<u>40626.66</u>
34732	MAR 15 2007	MCCORMACK COMPANY	-144.70	
23428	MAR 25 2007	FEB 07 INTEREST SP LEVY	132.47	
27106	MAR 31 2007	BANK SERVICE CHARGE	-5.00	
			<u>-17.23</u>	<u>40609.43</u>
48120	APR 29 2007	MARCH 2007 S/A INTEREST	151.66	
65120	APR 30 2007	BANK SERVICE CHARGE	-5.00	
			<u>146.66</u>	<u>40756.09</u>
83827	MAY 15 2007	AGENDUM/648455	-578.76	
86342	MAY 15 2007	CEE BEE INV. S/B PD FROM S/L ACC'T	-96.05	
74009	MAY 27 2007	APRIL 07 INTEREST SP LEVY	137.63	
74594	MAY 31 2007	BANK SERVICE CHARGE	-5.00	
			<u>-542.18</u>	<u>40213.91</u>
110099	JUN 24 2007	MAY 2007 INTEREST S/A	146.90	



ac #	Date	Description	Amount	Total
95358	JUN 30 2007	BANK SERVICE CHARGE	-5.00	
			<u>141.90</u>	<u>40355.81</u>
110979	JUL 15 2007	TRF TO OP/CEE BEE S/B PD FROM S/L	-96.05	
120788	JUL 15 2007	TRF TO OP/AGENDUM S/B PD FROM S/L	-381.60	
120179	JUL 22 2007	JUNE 07 INTEREST SP LEVY	150.38	
111328	JUL 31 2007	BANK SERVICE CHARGE	-5.00	
			<u>-332.27</u>	<u>40023.54</u>
143222	AUG 26 2007	JULY 2007 S/A INTEREST	141.76	
139505	AUG 31 2007	BANK SERVICE CHARGE	-5.00	
			<u>136.76</u>	<u>40160.30</u>
			<u>.00</u>	<u>40160.30</u>
***		CLOSING BALANCE		===== 40160.30

**Form A  
PROXY APPOINTMENT**

**RE:** Strata Lot # \_\_\_\_\_ of Strata Plan VR 1313

**Civic Address:** \_\_\_\_\_ 1169 Nelson Street, Vancouver, BC V6E 3A9

**1.  Proxy for a specific meeting**

I / We, \_\_\_\_\_ [name(s)], the owner(s)/tenant(s)/mortgagee of the strata lot described above, appoint \_\_\_\_\_ to act as my/our proxy at the Annual General Meeting to be held on **Tuesday, October 23, 2007**

**2.  Proxy for a specific resolution**

I / We, \_\_\_\_\_ [name (s)], the owner(s)/tenant(s) /mortgagee of the strata lot described above, appoint \_\_\_\_\_ to act as my/our proxy at the Annual General Meeting to be held on **Tuesday, October 23, 2007**

RESOLUTION 1 voting instructions: \_\_\_\_\_

Limitations on Proxy, if any

\_\_\_\_\_  
\_\_\_\_\_

RESOLUTION 2 voting instructions: \_\_\_\_\_

Limitations on Proxy, if any

\_\_\_\_\_  
\_\_\_\_\_

RESOLUTION 3 voting instructions: \_\_\_\_\_

Limitations on Proxy, if any

\_\_\_\_\_  
\_\_\_\_\_

RESOLUTION 4 voting instructions: \_\_\_\_\_

Limitations on Proxy, if any

\_\_\_\_\_  
\_\_\_\_\_

Date: \_\_\_\_\_ (month) \_\_\_\_\_ (day) 2007

\_\_\_\_\_ *[Signature of Owner/ Tenant/ Mortgagee]*

\_\_\_\_\_ *[Signature of Owner/ Tenant/ Mortgagee]*

MINUTES OF THE ANNUAL GENERAL MEETING OF THE OWNERS, STRATA PLAN V.R. 1313 – THE GREENHORN, HELD ON TUESDAY, OCTOBER 23, 2007 AT 7:00 P.M. IN THE NARTHEX ROOM AT ST. ANDREWS WESLEY CHURCH, 1022 NELSON STREET, VANCOUVER, B.C.

---

**1. CALL TO ORDER**

Being a quorum present, the meeting was called to order at 7:05 pm by Council President Christina Montgomery, who acted as chair for the meeting. Introductions were made and the meeting commenced.

**2. CALL OF THE ROLL AND CERTIFYING OF THE PROXIES**

The Strata Agent advised that there were twelve (12) owners present either in person or by proxy and the requirements of the Strata Property Act had been met and the meeting was declared competent to proceed with the business at hand.

**3. FILING PROOF OF THE NOTICE**

It was,

**MOVED, SECONDED AND CARRIED UNANIMOUSLY**

That the notice of the Annual General Meeting dated October 2, 2007 had proper notice.

**4. APPROVAL OF THE AGENDA**

It was,

**MOVED, SECONDED AND CARRIED UNANIMOUSLY**

To approve the agenda.

**5. GUEST SPEAKER**

Christina Montgomery introduced Mr. Kevin Grasty of Halsall Engineering, who gave a very informative explanation about what exactly a CRF Study Capital Plan is. He explained they will review the building from the ground up and include all aspects of the building that will require repair or replacement. Also included would be the estimates of time and costs to repair / replace each aspect of the building and to develop alternative financial plans to assist the Strata in reaching the goals of completing the repairs and thus, where possible, limiting special assessments. Mr. Grasty departed the meeting at 7:25 pm.

**6. ADOPTION OF THE PREVIOUS GENERAL MEETING**

There being no error or omissions noted, it was,

**MOVED, SECONDED AND CARRIED UNANIMOUSLY**

To adopt the minutes from September 19, 2006 Annual General Meeting as circulated.

**7. COUNCIL PRESIDENT REPORT**

Ms Christina Montgomery advised the owners that the Council had tried to take time to look at the cosmetic and mechanical aspects of the building, but had to spend most of the time going through boxes of paper work from previous management company and trying to get all back in order. She noted that a good deal of Council's time was taken up by contractors on site and dealing with tenants of owners who have rented their strata lot. As well, she noted the Strata Council had spent a lot of time and effort working on the proposed budget for the year and feel they were presenting a budget that is in the middle of the pack, not the worst case scenario, not

**11. CONSIDERATION OF 3/4 VOTE RESOLUTION – Deficit Recovery**

Following  $\frac{3}{4}$  vote as presented to owners,

**BE IT RESOLVED**

By a  $\frac{3}{4}$  vote of OWNERS, STRATA PLAN VR 1313, The Greenhorn, at an Annual General Meeting held on October 23, 2007 hereby resolves to charge off the deficit from the fiscal year ending August 2007 in the amount of \$ 1,341.36, to the Contingency Reserve Account.

After discussion, a **Motion** was made to vote on the resolution as presented it was, **SECONDED AND CARRIED UNANIMOUSLY.**

**12. CONSIDERATION OF 3/4 VOTE RESOLUTION – Bylaw Amendment**

Following  $\frac{3}{4}$  vote as presented to owners,

**BE IT RESOLVED**

By a  $\frac{3}{4}$  Vote Resolution of THE OWNERS, STRATA PLAN VR 1313 (the "Strata Corporation") at this Annual General Meeting held on October 23, 2007 that the owners hereby amend bylaw 3(3)(d) by deleting the existing 3(3)(d) and replace it with the following:

***3(3) (d) two dogs or two cats or one of each***

After discussion a **Motion** was made to vote on the resolution as presented it was, **SECONDED AND DEFEATED. 8 IN FAVOUR, 4 OPPOSED**

**13. CONSIDERATION OF 3/4 VOTE RESOLUTION – Bylaw Amendment**

Following  $\frac{3}{4}$  vote as presented to owners,

**BE IT RESOLVED**

By a  $\frac{3}{4}$  Vote Resolution of THE OWNERS, STRATA PLAN VR 1313 (the "Strata Corporation") at this Annual General Meeting held on October 23, 2007 that the owners hereby amend bylaw 34(5) by deleting the existing 34(5) and replace it with the following:

***34(5) No area of the garage and parking stall is to be used to store items other than motor vehicles and bicycles.***

After discussion a **Motion** was made to vote on the resolution as presented it was, **SECONDED AND CARRIED UNANIMOUSLY.**

**14. ELECTION OF COUNCIL**

Council for 2006/2007 automatically retired from their positions pursuant to The Strata Property Act. The floor was opened for nominations for Council for 2007/2008. The following owners were nominated for Council:

Lili Meier	Unit #102
Herman Bello	Unit #206
Sean Smith	Unit #302
Christina Montgomery	Unit #305
Charles Rent	Unit #402
Daniel Brooks	Unit #404
Paul Westwick	Unit #408