



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

October 9th, 2008

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

DATE: Thursday, October 30th, 2008
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 2008/2009 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
6. APPROVE MINUTES FROM THE LAST ANNUAL MEETING (October 23rd, 2007) & SPECIAL GENERAL MEETING (July 22nd, 2008)
7. COUNCIL PRESIDENT'S REPORT
8. REPORT ON THE STRATA CORPORATION'S INSURANCE COVERAGE
(See enclosed Certificate of Insurance)
9. APPROVE 2008/2009 BUDGET BY MAJORITY VOTE (attached)
10. ¾ VOTE RESOLUTIONS – Balcony Repairs (attached)
12. ¾ VOTE RESOLUTIONS – Bylaw Amendments (attached)
11. ELECT 2008/2009 STRATA COUNCIL
12. NEW BUSINESS
13. TERMINATE THE MEETING

International Insurance Brokers

ENDORSEMENT NO.01 THIS ENDORSEMENT IS ATTACHED TO AND MADE A PART OF THE POLICY BFL04VR1313, EFFECTIVE AS OF February 22, 2008

IT IS HEREBY UNDERSTOOD AND AGREED THAT:
 Section I - Property, Sub Section A, All Property and Section VI - Equipment Breakdown, Direct Damage are amended to read as follows and not as previously written.


NAME OF INSURED	The Owners, Strata Plan VR1313, acting on their own behalf or as a Strata Corporation &/or as Trustees or Agents on behalf of all Registered Unit Owners.		
PROPERTY MANAGER	Century 21 Prudential Estates (RMD) Ltd.		
MAILING ADDRESS	7320 Westminster Highway, Richmond, BC V6X 1A1		
POLICY PERIOD	From: November 15, 2007	To: November 15, 2008	
INSURED LOCATION	1169 Nelson Street, Vancouver, BC V6E 1J3 THE GREENHORN		
CONSTRUCTION	Frame	4 Storeys	1 Building
OCCUPIED BY INSURED AS	35 Residential Units	Nil Commercial Units	

Insurance is provided, subject to the Declarations, Terms, Conditions of the Policy and its Riders, only for which specific Riders are attached and for which a specific limit or annotation is shown hereunder.

INSURING AGREEMENT	DEDUCTIBLE	LIMIT
SECTION I - PROPERTY (Revision date Aug 24, 2006)		\$ 4,900,000
A. All Property - All Risks, Stated Amount Co-Insurance, Guaranteed Replacement Cost, By-Laws		
All Risks	\$ 1,000	
Sewer Backup Damage	\$ 2,500	
Water Damage	\$ 5,000	
Earthquake Damage	% 10	
Flood Damage	\$ 10,000	
Lock & Key	\$ 250	
B. Business Interruption (Gross Rents), Indemnity Period - N/A Months		\$ Not Covered
SECTION II - COMPREHENSIVE CRIME		
A. Employee Dishonesty		\$ 25,000
B. Money and Securities Broad Form Coverage		\$ 10,000
SECTION III - COMMERCIAL GENERAL LIABILITY		
General Total Limit	\$ 1,000	\$ 10,000,000
Products and Completed Work Total Limit		\$ 10,000,000
Limited Pollution Liability Total Sub-Limit		\$ 1,000,000
Each Event Limit		\$ 10,000,000
Limited Pollution Liability Each Event Sub-Limit		\$ 1,000,000
Medical Expenses Limit		\$ 10,000
Tenant Liability Limit		\$ 250,000
Personal Injury Liability Limit		\$ 10,000,000
Each Event Deductible - Limited Pollution Liability	\$ 10,000	
Each Event Deductible - All Other Losses	\$ 1,000	
SECTION IV - CONDOMINIUM DIRECTORS & OFFICERS LIABILITY		
Claims Made Form (Including Property Manager)	\$ Nil	\$ 5,000,000
SECTION V - COMPREHENSIVE GLASS		
Residential	\$ 100	Blanket
Commercial	\$ N/A	Not Covered
SECTION VI - EQUIPMENT BREAKDOWN		
Direct Damage - Each Accident	\$ 500	\$ 4,900,000
Additional Benefits Limits:		
- Ammonia Contamination		\$ 100,000
- Computer Software and Electronic Data Media Material		\$ 10,000
- Data and Records Restoration Costs		\$ 10,000
- Demolition and Increased Cost of Construction		\$ 250,000
- Expediting Expenses		\$ 10,000
- Extra Expense		\$ 100,000
- Hazardous Substances		\$ 100,000
- Inventory or Appraisals, Professional Fees		\$ 100,000
- Newly Acquired Locations		\$ 250,000
- Off Premises Utility Failure		\$ 50,000
- Water Damage		\$ 100,000
Loss of Rental Income - Each Accident - N/A Months Indemnity Period		\$ Not Covered
SECTION VII - POLLUTION LIABILITY - Claims Made Form		
Limit of Liability - Each Loss, Remediation Expense or Legal Defense Expense	\$ 25,000	\$ 1,000,000
\$2,000,000 Aggregate		
SECTION VIII - VOLUNTEER ACCIDENT		
	See Policy Wordings	\$ See policy Wordings
SECTION IX - NON-OWNED AUTOMOBILE		
Any One Accident Limit		\$ 10,000,000
LOSS IF ANY PAYABLE TO:	To all Registered Unit Owners &/or other Mortgagees as their interest may appear and as shown in the Land Registration District Office applicable to the said Property. (The Standard Mortgage Clause is applicable unless Special Mortgage Clause attached)	
ADDITIONAL PREMIUM:		\$ 647

This Policy contains a clause(s) which may limit the amount payable

SUBSCRIPTION

This Certificate is not valid unless countersigned by an Authorized Representative of the Insurer(s). E.& O.E. DATE: March 20, 2008	BFL CANADA INSURANCE SERVICES INC.  AUTHORIZED REPRESENTATIVE
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STRATA PLAN VR 1313				
THE GREENHORN				
2008/2009 DRAFT BUDGET				
		2007/2008	August	2008/2009
		BUDGET	ACTUAL	PROPOSED
INCOME				
LAUNDRY MACHINES		\$3,600.00	\$5,917.00	\$5,000.00
LATE PAYMENT INTEREST		\$0.00	\$110.00	\$0.00
LATE PAYMENT PENALTIES		\$0.00	\$200.00	\$0.00
INTEREST		\$226.00	\$237.00	\$200.00
BELL COMMISSIONS		\$0.00	\$26.00	\$0.00
MAINTENANCE FEES		\$101,446.00	\$101,444.00	\$142,054.00
MOVE IN FEES		\$0.00	\$200.00	\$0.00
MOVE OUT FEES		\$0.00	\$175.00	\$0.00
SURPLUS FORWARD/DEFICIT		\$0.00	\$0.00	-\$1,180.00
TOTAL INCOME		\$105,272.00	\$108,309.00	\$146,074.00
GENERAL				
AUDIT		\$400.00	\$0.00	\$400.00
AUDIT REAL ESTATE COUNCIL		\$318.00	\$315.00	\$315.00
INSURANCE		\$9,500.00	\$9,561.00	\$10,520.00
INSURANCE DEDUCTIBLES		\$2,000.00	\$0.00	\$5,000.00
MANAGEMENT FEES		\$12,593.00	\$12,924.00	\$12,593.00
RENTAL STRATA LOT #4		\$1,014.00	\$1,014.00	\$1,421.00
WCB COVERAGE		\$0.00	\$50.00	\$50.00
LEGAL		\$500.00	\$78.00	\$1,000.00
DUPLICATING & POSTAGE		\$900.00	\$2,106.00	\$1,200.00
BANK CHARGES		\$175.00	\$143.00	\$175.00
TOTAL GENERAL		\$27,400.00	\$26,191.00	\$32,674.00
BUILDING				
FIRE ALARM MONITORING		\$1,000.00	\$0.00	\$1,000.00
ELEVATOR		\$1,600.00	\$1,395.00	\$1,600.00
ELECTRICITY		\$4,000.00	\$4,317.00	\$5,000.00
PEST CONTROL		\$500.00	\$0.00	\$500.00
GARAGE DOOR		\$500.00	\$420.00	\$500.00
GENERAL MAINTENANCE		\$0.00	\$164.00	\$2,500.00
HEATING FUEL/GAS		\$19,000.00	\$22,225.00	\$24,000.00
LOCKS/KEYS		\$500.00	\$819.00	\$500.00
REPAIRS-MCH/PLMBG		\$18,000.00	\$16,750.00	\$18,000.00
REPAIRS-GENERAL		\$10,000.00	\$16,822.00	\$20,000.00
GARBAGE COLLECTION		\$1,400.00	\$1,202.00	\$1,400.00
ENTERPHONE		\$2,200.00	\$1,805.00	\$1,900.00
JANITORIAL SERVICES		\$7,000.00	\$6,254.00	\$7,000.00
WATER & SEWER CHARGES		\$5,000.00	\$4,502.00	\$5,000.00
TOTAL BUILDING		\$70,700.00	\$76,675.00	\$88,900.00
GROUNDS				
LANDSCAPING		\$2,000.00	\$1,700.00	\$2,100.00
TREE REPLACEMENT		\$0.00	\$0.00	\$1,500.00
SNOW/ICE REMOVAL		\$300.00	\$51.00	\$900.00
TOTAL GROUNDS		\$2,300.00	\$1,751.00	\$4,500.00
TOTAL OPERATING EXPENSE		\$100,400.00	\$104,617.00	\$126,074.00
CAPITAL				
TRANSFER TO CRF		\$4,872.00	\$4,872.00	\$20,000.00
TOTAL CAPITAL		\$4,872.00	\$4,872.00	\$20,000.00
TOTAL EXPENSES		\$105,272.00	\$109,489.00	\$146,074.00
PROJECTED SURPLUS (DEFICIT)		\$0.00	-\$1,180.00	\$0.00

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STRATA FEE CALCULATIONS 2008/2009

VR1313

THE GREENHORN

			\$122,054.00	\$20,000.00	\$142,054.00	LAST YEAR'S	INCREASE
			MONTHLY	MONTHLY	TOTAL	TOTAL	IN
			OPERATING	CRF	MONTHLY	MONTHLY	MONTHLY
LOT	SUITE	UNIT	PAYMENTS	PAYMENTS	PAYMENT	PAYMENT	PAYMENT
NO.	NUMBER	ENTITLEMENT	PER SUITE	PER SUITE	PER SUITE	PER SUITE	PER SUITE
1	101	33	335.65	55.00	390.65	278.97	111.68
2	102	28	284.79	46.67	331.46	236.71	94.75
3	103	27	274.62	45.00	319.62	228.25	91.37
4	104	28	284.79	46.67	331.46	236.71	94.75
4A	CA	10	101.71	16.67	118.38	84.54	33.84
5	105	31	315.31	51.67	366.98	262.06	104.92
6	106	36	366.16	60.00	426.16	304.34	121.82
7	107	27	274.62	45.00	319.62	228.25	91.37
8	108	30	305.14	50.00	355.14	253.62	101.52
9	201	33	335.65	55.00	390.65	278.97	111.68
10	202	28	284.79	46.67	331.46	236.71	94.75
11	203	29	294.96	48.33	343.29	245.16	98.13
12	204	19	193.25	31.67	224.92	160.62	64.30
13	205	29	294.96	48.33	343.29	245.16	98.13
14	206	38	386.50	63.33	449.83	321.25	128.58
15	207	36	366.16	60.00	426.16	304.34	121.82
16	208	27	274.62	45.00	319.62	228.25	91.37
17	209	30	305.14	50.00	355.14	253.62	101.52
18	301	33	335.65	55.00	390.65	278.97	111.68
19	302	28	284.79	46.67	331.46	236.71	94.75
20	303	27	274.62	45.00	319.62	228.25	91.37
21	304	34	345.82	56.67	402.49	287.43	115.06
22	305	40	406.85	66.67	473.52	338.15	135.37
23	306	36	366.16	60.00	426.16	304.34	121.82
24	307	27	274.62	45.00	319.62	228.25	91.37
25	308	30	305.14	50.00	355.14	253.62	101.52
26	401	33	335.65	55.00	390.65	278.97	111.68
27	402	26	264.45	43.33	307.78	219.80	87.98
28	403	27	274.62	45.00	319.62	228.25	91.37
29	404	28	284.79	46.67	331.46	236.71	94.75
30	405	34	345.82	56.67	402.49	287.43	115.06
31	406	21	213.59	35.00	248.59	177.52	71.07
32	407	27	274.62	45.00	319.62	228.25	91.37
33	408	30	305.14	50.00	355.14	253.62	101.52
	TOTALS		\$10,171.15	\$1,666.69	\$11,837.84	\$8,453.80	\$3,384.04
		1000					
				TOTAL PAYMENT	\$142,054.08		

VR 1313 THE GREENHORN
Property Balance Sheet
as at 31 AUG 2008

Date: 29 AUG 2008

Assets

BANK TRUST ACCOUNT	9,384.28
RESERVE TRUST ACCOUNT	30,208.37
SPECIAL LEVY TRUST ACCOUNT	13,815.08
ACCOUNTS RECEIVABLE	232.11
SPECIAL LEVY 1 RECEIVABLE	6,504.75
PREPAID INSURANCE	1,382.50

Total Assets	61,527.09
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Liabilities

Total Liabilities

Owners Equity

SPECIAL LEVY	20,319.83
CONTINGENCY RESERVE FUND	30,208.37
CRF LOAN TO OPERATING FUND	11,500.00
OPERATING FUND OPENING BALANCE	680.04
YTD SURPLUS (DEFICIT)	<1,181.15>

Total Owners Equity	61,527.09
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Total Liabilities & Equity	61,527.09
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VR 1313 THE GREENHORN
Property Income Statement
for the Period Ending August

29 AUG 2008

	Current Month		Year to Date		Variance	Annual Budget
	Budget	Actual	Budget	Actual		
<u>Income</u>						
LAUNDRY MACHINES	300.00	423.30	3,600.00	5,916.87	2,316.87	3,600.00
LATE PAYMENT INTEREST		.37		110.64	110.64	
BYLAW VIOLATION FINES				200.00	200.00	
INTEREST (BANK ACC)	18.83	12.53	225.96	236.62	10.66	226.00
BELL COMMISSIONS		26.13		26.13	26.13	
OPERATING ASSESSMENTS	8,453.83	8,453.80	101,445.96	101,444.90	1.06	101,446.00
MOVE IN FEES				200.00	200.00	
MOVE OUT FEE				175.00	175.00	
SPECIAL LEVY #1		442.50		442.50	442.50	
Total Income	8,772.66	9,358.63	105,271.92	108,752.66	3,480.74	105,272.00
<u>Expenses</u>						
<u>General</u>						
AUDIT	33.33		399.96		399.96	400.00
AUDIT REAL ESTATE COUNCIL	26.50	315.00	318.00	315.00	3.00	318.00
INSURANCE	791.67	691.25	9,500.04	9,561.30	61.26	9,500.00
INSURANCE DEDUCTIBLES	166.67		2,000.04		2,000.04	2,000.00
MANAGEMENT FEES	1,049.42	1,249.51	12,593.04	12,923.73	330.69	12,593.00
RENTAL STRATA LOT #4	84.50	963.04	1,014.00	1,456.98	442.98	1,014.00
WCB COVERAGE				50.46	50.46	
LEGAL	41.67		500.04	77.76	422.28	500.00
DUPLICATING & POSTAGE	75.00	1,106.11	900.00	2,106.45	1,206.45	900.00
BANK CHARGES	14.58		174.96	143.00	31.96	175.00
Total General	2,283.34	4,324.91	27,400.08	26,634.68	765.40	27,400.00
<u>Building</u>						
FIRE ALARM MONITORING	83.33		999.96		999.96	1,000.00
ELEVATOR	133.33	120.75	1,599.96	1,395.25	204.71	1,600.00
ELECTRICITY	333.33	357.82	3,999.96	4,317.33	317.37	4,000.00
PEST CONTROL	41.67		500.04		500.04	500.00
GARAGE DOOR	41.67		500.04	420.75	79.29	500.00
GENERAL MAINTENANCE				164.30	164.30	
HEATING FUEL/ GAS	1,583.33	3,126.23	18,999.96	22,224.96	3,225.00	19,000.00
LOCKS/KEYS	41.67		500.04	818.88	318.84	500.00
REPAIRS-MECH/PLMBG	1,500.00	189.58	18,000.00	16,749.81	1,250.19	18,000.00
REPAIRS GENERAL	833.33		9,999.96	16,822.13	6,822.17	10,000.00
GARBAGE COLLECTION	116.67	99.36	1,400.04	1,201.73	198.31	1,400.00
ENTERPHONE/ENTERCOM	183.33	152.99	2,199.96	1,804.93	395.03	2,200.00
JANITORIAL SERVICES	583.33	535.50	6,999.96	6,254.46	745.50	7,000.00
WATER AND SEWER CHARGES	416.67		5,000.04	4,502.02	498.02	5,000.00
Total Building	5,891.66	4,582.23	70,699.92	76,676.55	5,976.63	70,700.00
<u>Grounds</u>						
LANDSCAPING	166.67	340.00	2,000.04	1,700.00	300.04	2,000.00
SNOW/ICE REMOVAL	25.00		300.00	50.58	249.42	300.00

29 AUG 2008

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

	Current Month		Year to Date		Variance	Annual
	Budget	Actual	Budget	Actual		Budget
Total Grounds	191.67	340.00	2,300.04	1,750.58	549.46-	2,300.00
<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	8,772.67	9,653.14	105,272.04	109,933.81	4,661.77	105,272.00
Surplus/Deficit	1.00-	294.51-	0.12-	1,181.15-	1,181.03-	

Property: VR 1313 THE GREENHORN
 Contingency Reserve: CONTINGENCY RESERVE FUND Page 1
 Date AUG 31 2008

lec #	Date	Description	Amount	Total
		OPENING BALANCE		71546.44
160931	SEP 01 2007	TRF TO OP TO COVER SEPT. EXPENSES	-3000.00	
164604	SEP 23 2007	RESERVES AUG 07 INTEREST	279.56	
155489	SEP 30 2007	CRF CONTRIBUTION	406.00	
160805	SEP 30 2007	BANK SERVICE CHARGE	-5.00	
			<u>-2319.44</u>	<u>69227.00</u>
197060	OCT 01 2007	PJB INV. S/B PAID PRIOR YEAR	-2848.42	
181400	OCT 15 2007	TRF YR END DEFICIT TO CRF	-1341.36	
182958	OCT 15 2007	TRANS. OP TO COVER OCT. EXPN.	-3500.00	
188265	OCT 28 2007	SEPTEMBER 2007 RESERVE INTEREST	230.54	
190255	OCT 31 2007	CRF CONTRIBUTION	406.00	
190660	OCT 31 2007	BANK SERVICE CHARGE	-5.00	
			<u>-7058.24</u>	<u>62168.76</u>
212515	NOV 15 2007	TRANS. TO OP TO COVER NOV. EXPN	-5500.00	
204765	NOV 25 2007	OCTOBER 07 INTEREST RESERVES	254.28	
204829	NOV 30 2007	BANK SERVICE CHARGE	-5.00	
205572	NOV 30 2007	CRF CONTRIBUTION	406.00	
			<u>-4844.72</u>	<u>57324.04</u>
222669	DEC 30 2007	NOVEMBER 2007 RESERVE INTEREST	265.53	
233244	DEC 31 2007	CRF CONTRIBUTION	406.00	
242207	DEC 31 2007	BANK SERVICE CHARGE	-5.00	
			<u>666.53</u>	<u>57990.57</u>
260994	JAN 27 2008	DEC 07 INTEREST RESERVES	202.71	
247046	JAN 31 2008	CRF CONTRIBUTION	406.00	
261841	JAN 31 2008	BANK SERVICE CHARGE	-5.00	
			<u>603.71</u>	<u>58594.28</u>
281829	FEB 15 2008	TRF TO RESERVES/REPAYING LOAN	5000.00	
270926	FEB 24 2008	JANUARY 2008 RESERVE INTEREST	200.37	
272384	FEB 29 2008	BANK SERVICE CHARGE	-5.00	
285805	FEB 29 2008	CRF CONTRIBUTION	406.00	
			<u>5601.37</u>	<u>64195.65</u>
301364	MAR 23 2008	FEB 2008 INTEREST RESERVES	206.52	
289884	MAR 31 2008	CRF CONTRIBUTION	406.00	
298453	MAR 31 2008	BANK SERVICE CHARGE	-5.00	
			<u>607.52</u>	<u>64803.17</u>
318317	APR 15 2008	TRF TO RESERVES/REPAYING CRF LOAN	4000.00	

Ac #	Date	Description	Amount	Total
329967	APR 27 2008	MARCH 2008 RESERVE INTEREST	193.87	
311164	APR 30 2008	CRF CONTRIBUTION	406.00	
315831	APR 30 2008	BANK SERVICE CHARGE	-5.00	
			<u>4594.87</u>	<u>69398.04</u>
342150	MAY 15 2008	TRF TO OP TO COVER MAY EXPN.	-1500.00	
344662	MAY 25 2008	APRIL 08 INTEREST RESERVES	192.99	
346777	MAY 31 2008	CRF CONTRIBUTION	406.00	
347449	MAY 31 2008	BANK SERVICE CHARGE	-5.00	
			<u>-906.01</u>	<u>68492.03</u>
373952	JUN 01 2008	TRF TO OP TO COVER JUNE EXPN.	-3000.00	
369729	JUN 29 2008	MAY/08 INTEREST RESERVES	159.45	
361074	JUN 30 2008	CRF CONTRIBUTION	406.00	
369185	JUN 30 2008	BANK SERVICE CHARGE	-5.00	
			<u>-2439.55</u>	<u>66052.48</u>
379182	JUL 15 2008	TRF TO RESERVES/REPAYING LOAN	3000.00	
386956	JUL 27 2008	JUNE 08 INTEREST RESERVES	164.09	
383683	JUL 31 2008	BANK SERVICE CHARGE	-5.00	
386472	JUL 31 2008	CRF CONTRIBUTION	406.00	
			<u>3565.09</u>	<u>69617.57</u>
398839	AUG 15 2008	PACIFIC ROPEWORKS/INV 20/SP LEVY	-7398.30	
400556	AUG 15 2008	CXL BANK CHR. (JULY)	5.00	
402275	AUG 15 2008	COLLINS & SONS/080805-2/SP LEVY	-1543.50	
404104	AUG 15 2008	TRF TO OP TO COVER AUGUST EXPENSES	-7000.00	
404467	AUG 15 2008	COLLINS & SONS/080805/SP LEVY	-10177.40	
407721	AUG 15 2008	DREAM CARPETS/SP LEVY	-3600.00	
407855	AUG 15 2008	COLLINS & SONS SP.LEVY/0080812	-1338.75	
412841	AUG 15 2008	PACIFIC ROPEWORKS/SP LEVY	-4480.36	
417177	AUG 15 2008	BARTLETT TREE/31166783/SP LEVY	-4704.00	
409612	AUG 24 2008	JULY 08 INTEREST RESERVES	166.29	
411267	AUG 29 2008	#104 & #204 2 CHARGEBACKS	260.82	
399767	AUG 31 2008	CRF CONTRIBUTION	406.00	
408526	AUG 31 2008	BANK SERVICE CHARGE	-5.00	
			<u>-39409.20</u>	<u>30208.37</u>
***		CLOSING BALANCE		<u>=====</u> 30208.37

lec #	Date	Description	Amount	Total
		OPENING BALANCE		40160.30
166892	SEP 23 2007	SP LEVY AUG 07 INTEREST	168.36	
167002	SEP 30 2007	BANK SERVICE CHARGE	-5.00	
			<u>163.36</u>	<u>40323.66</u>
176826	OCT 23 2007	HPO RELIEF GRANT REFUND DEP TO S/A	13193.30	
184726	OCT 28 2007	SEPTEMBER 2007 S/A INTEREST	134.24	
193442	OCT 31 2007	BANK SERVICE CHARGE	-5.00	
			<u>13322.54</u>	<u>53646.20</u>
210351	NOV 01 2007	TRF TO OP RE: S/L REFUND	-43600.00	
216534	NOV 25 2007	OCTOBER 07 INTEREST SP LEVY	163.88	
217962	NOV 30 2007	BANK SERVICE CHARGE	-5.00	
			<u>-43441.12</u>	<u>10205.08</u>
221291	DEC 30 2007	NOVEMBER 2007 S/A INTEREST	40.27	
242208	DEC 31 2007	BANK SERVICE CHARGE	-5.00	
			<u>35.27</u>	<u>10240.35</u>
248941	JAN 27 2008	DECEMBER 07 INTEREST S.A.	35.92	
244948	JAN 31 2008	BANK SERVICE CHARGE	-5.00	
			<u>30.92</u>	<u>10271.27</u>
266288	FEB 24 2008	JAN/08 S/A INTEREST	35.26	
267330	FEB 29 2008	BANK SERVICE CHARGE	-5.00	
			<u>30.26</u>	<u>10301.53</u>
295434	MAR 01 2008	HALSALL ENGINEERING/64996	-4717.30	
303426	MAR 23 2008	FEB 2008 INTEREST SP LEVY	35.01	
305622	MAR 31 2008	BANK SERVICE CHARGE	-5.00	
			<u>-4687.29</u>	<u>5614.24</u>
308982	APR 01 2008	HALSALL ENGINEERS/65689	-4744.95	
330540	APR 27 2008	MARCH 2008 S/A INTEREST	18.80	
321812	APR 30 2008	BANK SERVICE CHARGE	-5.00	
			<u>-4731.15</u>	<u>883.09</u>
352087	MAY 25 2008	APRIL 08 INTEREST SP LEVY	5.32	
347450	MAY 31 2008	BANK SERVICE CHARGE	-5.00	
			<u>.32</u>	<u>883.41</u>

lec #	Date	Description	Amount	Total
354003	JUN 29 2008	MAY 2008 S/A INTEREST	2.06	
371835	JUN 30 2008	BANK SERVICE CHARGE	-5.00	
			<u>-2.94</u>	<u>880.47</u>
383071	JUL 27 2008	JUNE 08 INTEREST SP LEVY	2.20	
383684	JUL 31 2008	BANK SERVICE CHARGE	-5.00	
			<u>-2.80</u>	<u>877.67</u>
400430	AUG 15 2008	PACIFIC ROPEWORKS/20/DEPOSIT	-14276.12	
404207	AUG 15 2008	DREAM CARPET/DEPOSIT INVOICE 56032	-4000.00	
404711	AUG 15 2008	DREAM CARPET/DEPOSIT/C. RENT PAID	-2000.00	
406418	AUG 15 2008	ROOFIX SERVICES/4941/DEPOSIT	-2390.45	
409091	AUG 15 2008	TRIK-MODZ SPORTBIKE/130/DEPOSIT	-1700.97	
409477	AUG 15 2008	CXL BANK CHR. (JULY)	5.00	
405760	AUG 24 2008	JULY 08 INTEREST SP LEVY	2.20	
397285	AUG 31 2008	BANK SERVICE CHARGE	-5.00	
406749	AUG 31 2008	CAPITAL PLAN AUG 1 TO SEPT 1/08	43807.50	
			<u>19442.16</u>	<u>20319.83</u>
***		CLOSING BALANCE		===== 20319.83

¾ VOTE RESOLUTIONS

¾ VOTE RESOLUTION # 1 - CONTRIBUTION TO THE CONTINGENCY RESERVE FUND

PRE-AMBLE:

Based on the recommendations as set forth in the Capital Plan as prepared by Halsall Engineering the Strata Council is recommending a levy be approved to raise the amount in the CRF to better reflect what has been recommended in the report. Therefore:

BE IT RESOLVED as a ¾ Vote Resolution of THE OWNERS, STRATA PLAN VR1313 (the "Strata Corporation") "The Greenhorn" at this Annual General Meeting held on October 30, 2008 that the owners, Strata Plan VR1313 pass a Special Levy in the amount of \$60,000.00, as a one time payment (as per attached schedule). The purpose of the Special Levy is to contribute to the CRF. 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.

(End of Resolution)

For the convenience of owners the payment of this special levy will be accepted up to April 1,2009

¾ VOTE RESOLUTION # 2 - EXPENDITURE FROM THE CONTINGENCY RESERVE FUND

PRE-AMBLE:

The Strata Council has been advised the balconies of # 203, 303, 304 and 403 need to be repaired. The estimated repair cost per balcony is up to \$15,000.00. The actual cost will depend on the extent of damage, which cannot be determined until the work begins. It could be \$5,000.00 - \$10,000.00 if the rot is minor, and could exceed \$15,000.00 if it extends into the building. Therefore;

BE IT RESOLVED as a ¾ Vote Resolution of THE OWNERS, STRATA PLAN VR 1313 (the "Strata Corporation") "The Greenhorn" at this Annual General Meeting dated October 30th, 2008 that authorization is granted to council to contract for the repairs and to expend up to \$ 70,000.00 from the Contingency Reserve Fund for the balcony repairs to units #203, 303, 304 and 403.

(End of Resolution)

¾ VOTE RESOLUTION # 3 - BYLAW AMENDMENT

BE IT RESOLVED as a ¾ Vote Resolution of THE OWNERS, STRATA PLAN VR1313 (the "Strata Corporation") "The Greenhorn" at this Annual General Meeting held on October 30, 2008 that the owners hereby amend bylaw #1

1. An owner must pay strata fees on or before the first day of the month to which the strata fees relate. If an owner fails to pay strata fees at the required time the strata corporation may charge interest at the rate of 10% per annum compounded annually. If an owner fails to pay a special levy at the required time he may be fined \$50.00 for each month the special levy remains unpaid.

by deleting the existing #1 and replacing it with the following:

Payment of Strata Fees & Levy Payments

1. An owner must pay strata fees and/or levy payments on or before the first day of the month to which the strata fee and/or levy payment relate. If an owner fails to pay the strata fees and/or levy payment at the required time the strata corporation may charge interest at the rate of 10% per annum compounded annually. If an owner fails to pay the strata fee and/or levy payment at the required time they will be fined \$100.00 for each month the payment remains unpaid.

(End of resolution)

¾ VOTE RESOLUTION # 4 - BYLAW AMENDMENT

BE IT RESOLVED as a ¾ Vote Resolution of THE OWNERS, STRATA PLAN VR1313 (the "Strata Corporation") "The Greenhorn" at this Annual General Meeting held on October 30, 2008 that the owners hereby amend bylaw 3.3(d)

3.3(d) *one dog or one cat*

by deleting the existing 3.3(d) and replacing it with the following:

(d) one dog and one cat, or if no dog then two cats

(End of resolution)

¾ VOTE RESOLUTION # 5 - BYLAW AMENDMENT

BE IT RESOLVED as a ¾ Vote Resolution of THE OWNERS, STRATA PLAN VR1313 (the "Strata Corporation") "The Greenhorn" at this Annual General Meeting held on October 30, 2008 that the owners hereby amend bylaw 35 (1)

35(1) *The owner of a strata lot shall pay \$25.00 to the strata corporation prior to moving in or out of a strata lot.*

by deleting the existing 35 (1) and replacing it with the following:

35 (1) The owner of a strata lot shall pay \$200.00 to the strata corporation prior to moving in or out of a strata lot.

(End of resolution)

passed as \$100

<u>Strata Plan VR 1313 - The Greenhorn</u>			
<u>Special Levy - CRF Contribution - 2008</u>			
		<u>Total Levy Amount</u>	<u>\$60,000.00</u>
			<u>Apr-09</u>
			<u>LEVY</u>
<u>LOT</u>	<u>SUITE</u>	<u>UNIT</u>	<u>PAYMENT</u>
<u>NO.</u>	<u>NUMBER</u>	<u>ENTITLEMENT</u>	<u>PER SUITE</u>
1	101	33	1980.00
2	102	28	1680.00
3	103	27	1620.00
4	104	28	1680.00
4A	CA	10	600.00
5	105	31	1860.00
6	106	36	2160.00
7	107	27	1620.00
8	108	30	1800.00
9	201	33	1980.00
10	202	28	1680.00
11	203	29	1740.00
12	204	19	1140.00
13	205	29	1740.00
14	206	38	2280.00
15	207	36	2160.00
16	208	27	1620.00
17	209	30	1800.00
18	301	33	1980.00
19	302	28	1680.00
20	303	27	1620.00
21	304	34	2040.00
22	305	40	2400.00
23	306	36	2160.00
24	307	27	1620.00
25	308	30	1800.00
26	401	33	1980.00
27	402	26	1560.00
28	403	27	1620.00
29	404	28	1680.00
30	405	34	2040.00
31	406	21	1260.00
32	407	27	1620.00
33	408	30	1800.00
	<u>TOTALS</u>		<u>\$60,000.00</u>
		<u>1000</u>	

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 **Thursday, October 30th, 2008**

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 **Thursday, October 30th, 2008**

- | | | | |
|--------------------------|-----------------------------------|------------------------------------|----------------------------------|
| <input type="checkbox"/> | RESOLUTION 1 voting instructions: | IN FAVOUR <input type="checkbox"/> | OPPOSED <input type="checkbox"/> |
| | RESOLUTION 2 voting instructions: | IN FAVOUR <input type="checkbox"/> | OPPOSED <input type="checkbox"/> |
| | RESOLUTION 3 voting instructions: | IN FAVOUR <input type="checkbox"/> | OPPOSED <input type="checkbox"/> |
| | RESOLUTION 4 voting instructions: | IN FAVOUR <input type="checkbox"/> | OPPOSED <input type="checkbox"/> |
| | RESOLUTION 5 voting instructions: | IN FAVOUR <input type="checkbox"/> | OPPOSED <input type="checkbox"/> |

Date: _____ (month) _____ (day) 2008

[Signature of Owner/ Tenant/ Mortgagee]

[Signature of Owner/ Tenant/ Mortgagee]

STRL - 1866 209 3444
of 6029191

**MINUTES OF THE ANNUAL GENERAL MEETING STRATA PLAN VR1313
HELD ON THURSDAY, OCTOBER 30, 2008 AT 7:00PM
IN THE LOBBY ENTRANCE, 1169 NELSON STREET, VANCOUVER, B.C.**

1. CALL TO ORDER

The meeting was called to order at 7:04 pm by the President, who acted as Chair for the meeting.

2. QUORUM REPORT

It was reported that subsequent to calling of the roll and certifying of the proxies, thirty-three (33) were eligible owners, eighteen (18) owners were registered in attendance at the meeting, fourteen (14) in person and five (4) by proxy. The quorum requirement for this meeting required a total of eleven (11) owners' representatives. As the quorum requirement of the Strata Property Act had been met, the meeting could proceed with the business at hand.

3. PROOF OF NOTICE

As per Section 45 of the Strata Property Act, Notice of Meeting requirements had been met with the mailing of the Notice. Therefore, the Notice dated October 9, 2008, was deemed as a proper Notice of Meeting.

MOVED (Unit #203), SECONDED (Unit #306) and CARRIED

To accept the Notice of the Annual General Meeting that was mailed out on October 9, 2008. There was no business arising.

ALL IN FAVOUR OF THE PROOF OF NOTICE

IN FAVOUR (18), AGAINST (0), OBSTAINED (0)

MOTION CARRIED.

4. INTRODUCTION OF THE COUNCIL MEMBERS & PROPERTY MANAGER

The Strata Council members and the newly assigned Property Manager as of October 27 were introduced to the owners.

At this time, one additional owner arrived, revising the total number of eligible owners present in person to 15 and by proxy 4, bring the total number of units represented to 19.

5. ADOPTION OF PREVIOUS ANNUAL GENERAL MEETING MINUTES

It was,

MOVED (Unit 305), SECONDED (Unit #104) and CARRIED

To accept the Annual General Meeting Minutes held on Tuesday, October 23, 2007 and the Special General Meeting Minutes held on Tuesday, July 22, 2008. There was no business arising.

ALL IN FAVOUR OF THE OPERATING BUDGET

IN FAVOUR (19), AGAINST (0), OBSTAINED (0)

MOTION CARRIED.

6. STRATA COUNCIL PRESIDENT'S REPORT

The President, Charles Rent stated that it has been a very busy year. A study to establish the condition of the Greenhorn was prepared by Halsall Engineering. Their recommendations included the development of a capital plan to assist in funding for balcony and future repairs. The common area hallways and stairwells have been re-carpeted. Balcony reconstruction repairs are currently underway. Thousands of volunteered man hours have been spent which resulted in obtaining a quarter-million dollars worth of work for approximately eighty-eight thousand dollars. Corridor fire control dampers were not functioning due to the lack of air filter maintenance allowing dirt particles to accumulate on moving parts. During repairs, examples of wood wrought have been placed at the rear of the building for owners to view. The facts present themselves that The Greenhorn requires

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immediate funding established to continue with building projects repairs such as the balcony decks. In conclusion it was not a fun year. The Owners recognized the long hours and dedication by the Strata Council and thanked them for their year of service.

7. INSURANCE COVERAGE

It was advised to the owners that the Strata Property Act requires the circulation of the certification of the Strata Corporation insurance policy to all owners with the Notice of Annual General Meeting to ensure all owners are aware of the insurance coverage of the complex. The owners were reminded that it is advisable for all owners to have their own homeowner private insurance coverage for their contents, personal belongings, improvements or changes they may have done in their units, as this is not covered by the Strata Corporation insurance policy.

8. ADOPTION OF BUDGET

A MOTION was made to adopt the resolution and open it to the floor for discussion. It was,

MOVED (Unit # 408), **SECONDED** (Unit # 306) to adopt the resolutions as presented and open it to the floor for discussion.

At this time the President Charles rent and the Treasurer, Paul Westwick, reviewed the proposed budget with the owners and provided an explanation on various line items regarding income, expenses and capital transfers.

After consideration of the proposed 2008 operating budget, it was,

MOVED (Unit # 408), **SECONDED** (Unit # 103), and **CARRIED**

As a MAJORITY resolution to adopt the 2008 Operating Budget in the amount of \$142,054.00 as presented.

ALL IN FAVOUR OF THE OPERATING BUDGET
IN FAVOUR (14), AGAINST (5), OBSTAINED (0)

MOTION CARRIED.

9. RESOLUTION '1'

A MOTION was made to adopt the resolution and open it to the floor for discussion. It was,

MOVED (Unit # 305), **SECONDED** (Unit # 404) to adopt the resolutions as presented and open it to the floor for discussion.

After consideration of the proposed Resolution '1', it was,

MOVED (Unit # 305), **SECONDED** (Unit # 104), and **CARRIED**

As a ¾ VOTE resolution to adopt the contribution to the Contingency Reserve Fund as presented.

ALL IN FAVOUR OF THE CONTRIBUTION TO THE CONTINGENCY RESERVE FUND
IN FAVOUR (15), AGAINST (4), OBSTAINED (0)

MOTION CARRIED.

RESOLUTION '2'

A MOTION was made to adopt the resolution and open it to the floor for discussion. It was,

MOVED (Unit # 306), **SECONDED** (Unit # 104) to adopt the resolutions as presented and open it to the floor for discussion.

After consideration of the proposed Resolution '2', it was,

MOVED (Unit # 305), **SECONDED** (Unit # 104), and **CARRIED**

As a ¾ VOTE resolution to adopt the expenditure from the Contingency Reserve Fund as presented.

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**ALL IN FAVOUR OF THE EXPENDITURE FROM THE CONTINGENCY RESERVE FUND
IN FAVOUR (15), AGAINST (4), OBSTAINED (0)**
MOTION CARRIED.

RESOLUTION '3'

A MOTION was made to adopt the resolution and open it to the floor for discussion. It was,

MOVED (Unit # 104), **SECONDED** (Unit # 105) to adopt the resolutions as presented and open it to the floor for discussion.

After consideration of the proposed Resolution '3', it was,

MOVED (Unit # 404), **SECONDED** (Unit # 103), and **CARRIED**
As a ¾ VOTE resolution to adopt the amendment of Bylaw #1 as presented.

**ALL IN FAVOUR OF THE AMENDMENT OF BYLAW #1
IN FAVOUR (16), AGAINST (3), OBSTAINED (0)**
MOTION CARRIED.

RESOLUTION '4'

A MOTION was made to adopt the resolution and open it to the floor for discussion. It was,

MOVED (Unit # 104), **SECONDED** (Unit # 105) to adopt the resolutions as presented and open it to the floor for discussion.

After consideration of the proposed Resolution '4', it was,

MOVED (Unit # 104), **SECONDED** (Unit # 105), and **CARRIED**
As a ¾ VOTE resolution to adopt the amendment of Bylaw #3.3 (d) as presented.
(d) one dog and one cat or if no dog then two cats.

**ALL IN FAVOUR OF THE AMENDMENT OF BYLAW #3.3 (d)
IN FAVOUR (17), AGAINST (2), OBSTAINED (0)**
MOTION CARRIED.

RESOLUTION '5'

A MOTION was made to adopt the resolution and open it to the floor for discussion. It was,

MOVED (Unit # 104), **SECONDED** (Unit # 105) to adopt the resolutions as presented and open it to the floor for discussion.

After consideration of the proposed Resolution '5', it was,

MOVED (Unit # 104), **SECONDED** (Unit # 108), and **CARRIED**
As a ¾ VOTE resolution to reject the amendment Bylaw #35(1) as presented.

**ALL IN FAVOUR TO REJECT THE AMENDMENT OF BYLAW #35(1)
IN FAVOUR (3), AGAINST (12), OBSTAINED (4)**
MOTION DEFEATED.

A MOTION was made to revisit the original resolution and open it to the floor for discussion. It was,

4

MOVED (Unit # 404), **SECONDED** (Unit # 408) to adopt the original resolution as presented and open it to the floor for discussion.

After consideration of the proposed Resolution '5', it was,

MOVED (Unit # 104), **SECONDED** (Unit # 305), and **CARRIED**

As a $\frac{3}{4}$ VOTE resolution to adopt the amendment Bylaw #35(1) as amended.

35(1) The owner of a strata lot shall pay \$100.00 to the strata corporation prior to moving in. The owner of a strata lot shall pay \$100.00 to the strata corporation prior to moving out.

**ALL IN FAVOUR OF THE AMENDMENT OF BYLAW #35(1) AS AMENDED
IN FAVOUR (15), AGAINST (0), OBSTAINED (4)**

MOTION CARRIED.

10. ELECTION OF 2009 STRATA COUNCIL

The Council of 2007 automatically retired from their positions as per the Bylaws. The following Strata Lot Owners have agreed to allow their names to volunteer or were nominated for the new Council of 2008:

Christina Montgomery	#305
Paul Westwick	#408
Sean Smith	#302
Lili Meier	#102
Douglas Gibson	#306
Kenneth Svazas	#104
Herman Bello	#206

With no further nominations at this Annual General Meeting held on October 30, 2008 that the nominations be closed. The above noted owners were declared elected by acclamation. Council member positions will be determined at the next Strata Council meeting.

11. NEW BUSINESS

No new business was presented.

12. ADJOURNMENT

There being no further business, a **MOTION** was made, it was **MOVED** (Unit 305), **SECONDED** (Unit 403) to adjourn the meeting.
it was,

MOTION CARRIED.

The meeting was adjourned at 9:32 pm.

The next Council Meeting has been scheduled for Monday, November 17, 2008 at 7:00pm.

Respectfully submitted,

Oscar Saari, Property Manager

CENTURY 21 PRUDENTIAL ESTATES (RMD) LTD.

PROPERTY MANAGEMENT DIVISION

Administrative Assistant: Judy Dudlets

Service Department Manager: Greg Dunphy

Telephone 273-1745 (9:00 a.m. to 5:00 p.m. & 24 Hour Emergency)

IT HAS BECOME A STANDARD PRACTICE IN THE REAL ESTATE INDUSTRY THAT OWNERS PROVIDE TWO (2) YEARS OF COUNCIL AND GENERAL MEETING MINUTES TO POTENTIAL PURCHASERS. PLEASE RETAIN YOUR MINUTES FOR TWO YEARS AS THERE IS A FEE TO OWNERS WHO REQUIRE ADDITIONAL COPIES OF THE MINUTES

**UNDER THE STRATA PROPERTY ACT, PROPERTY MANAGERS WORK FOR THE OWNERS OF THE STRATA CORPORATION. UNDER THE STRATA PROPERTY ACT AND THE PRIVACY ACT, WHEN SELLING YOUR UNIT THE PROPERTY MANAGER MAY ONLY COMMUNICATE WITH THE OWNER OR THE SELLER'S AGENT UPON PRESENTATION OF THE WRITTEN VERIFICATION OF SUCH A RELATIONSHIP.
THE PROPERTY MANAGER CAN NOT COMMUNICATES INFORMATION ABOUT THE STRATA CORPORATION OR YOUR STRATA LOT WITH PURCHASERS OR THE AGENT FOR THE PURCHASER WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER. ALL QUESTIONS OR CONCERNS SHOULD BE DIRECTED TO THE OWNER OF THE UNIT OR THE OWNER'S AGENT.**

!AGMmins08