

**SHAWNOAKS
5505-5585 OAK STREET, VANCOUVER, B.C.
STRATA PLAN VR855**

MINUTES OF THE SPECIAL GENERAL MEETING OF THE MEMBERS OF STRATA PLAN VR855, SHAWNOAKS, HELD AT THE VANDUSEN BOTANICAL GARDEN IN THE CEDAR ROOM, 5251 OAK STREET, VANCOUVER, B.C. ON THURSDAY, APRIL 6TH, 2006 AT 7:00 P.M.

IN ATTENDANCE:

Present: 40
Proxies: 15
Total Represented: 55

Representing Rancho Management Services (B.C.) Ltd.:
Gus Ramirez, Property Manager

1. CALL TO ORDER

There being a quorum, the meeting was officially called to order at 7:05 p.m.

2. CALLING THE ROLL AND CERTIFYING PROXIES

The President, Mr. Arnold Selwyn, informed the Owners that a quorum existed being made up of 40 Owners present and 15 Owners represented by proxy for a total of 55 Owners represented.

3. PROOF OF NOTICE OF MEETING

As per the notice provisions of the *Strata Property Act*, Owners are required to be notified a minimum of fourteen (14) days in advance for an Annual General Meeting.

It was then **MOVED, SECONDED**, and **CARRIED** that the notice of Special General Meeting was duly served, in accordance with the provisions of the *Strata Property Act*.

4. READING AND DISPOSING OF THE 2005 ANNUAL GENERAL MEETING MINUTES

Mr. Arnold Selwyn informed the Owners that the Annual General Meeting minutes of May 26th, 2005 were enclosed with the notice of the meeting. He then asked if there were any errors or omissions in the minutes.

There being no errors or omissions, it was then **MOVED, SECONDED**, and **CARRIED** to approve the May 26th, 2005 Annual General Meeting minutes as presented.

5. **ROOF REPLACEMENT PROJECT**

The Owners were informed that the main reason the Special General Meeting was called for tonight was to discuss with the Owners the possibility of having all of the roofs at Shawnoaks replaced during the summer of 2006. At this time, Mr. Delta Fallis provided the Owners with background information pertaining to the history of the roof. He informed the General Membership that in July of 2005, the Strata Council retained the services of Inter-Provincial Roofing Consultants Ltd. in order to conduct an assessment review of the existing conditions of the roofs at Shawnoaks. It was subsequently concluded by Inter-Provincial Roofing Ltd. that the roofs have reached their lifespan. They have recommended, therefore, replacing the roofs within one to two years time dating from July of 2005.

The Owners were also informed that typically, due to the size of the re-roofing project, it is recommended that a roofing consultant be retained in order to oversee the roof replacement project. Prior to obtaining price quotations from the various roofing companies, the consultants will be asked to prepare the specifications pertaining to the replacement of the roofs. Thereafter, several roofing contractors (at least four of them) will be asked to bid on the re-roofing project. The bids for the re-roofing project will be submitted directly to the roofing consultant and thereafter, the consultant will provide the Strata Corporation with a recommendation pertaining to which contractor to award the work to. Furthermore, once the work is awarded to a roofing contractor, the roofing consultant will be involved in overseeing the roofing project to ensure that the specifications that were provided by the consultant are being followed. The estimated budget for the re-roofing project is as follows:

- Estimated contract price for all roofs is approximately \$422,650.00.
- Fees for compiling the specifications and tendering the project are \$1,230.50.
- Consulting fees to oversee the re-roofing project are approximately \$12,679.50 (3% of the gross roofing contract).
- A contingency of \$40,000.00 for the roofing project.

The total budget for having all roofs repaired including specification fees, tendering funds, and consulting fees, is \$476,560.00. The contingency amount, \$40,000.00, has been proposed and included for any unseen repairs that may arise during the project.

Thereafter, the Strata Council and Rancho Management answered specific questions from the Owners present pertaining to the re-roofing project.

In light of the fact that there are two Resolutions being proposed to the Owners (Resolution "A" to deal with having the roofs completed over a two year period and Resolution "B" to have the roofs done all in one year), a suggestion was made by an Owner to proceed with voting on Resolution "B", i.e. to have all of the roofs completed and funded for in one year.

5. **ROOF REPLACEMENT PROJECT - CONT'D**

After discussion, it was then **MOVED**, **SECONDED**, and **CARRIED** to proceed with voting on Resolution "B" as presented. If Resolution "B" is defeated, Resolution "A" will be voted on.

6. **RESOLUTION "B" ¾ Vote**

"Be it therefore resolved by a ¾ vote that the Owners of Strata Plan VR855 Shawnoaks do hereby authorize and instruct the Strata Council to select and engage the services of a roofing company to undertake the replacement of the roofing system over a period of one year and to assess a Special Levy of \$476,560.00 due in three installments, April 30th, 2006, May 31st, 2006 and June 30th, 2006. The Special Levy will be assessed to all Owners on title as of tonight's meeting in accordance with schedule of unit entitlement that is registered at Land Title Office."

The Strata Council President, Mr. Arnold Selwyn provided the Owners with a pre-amble to the proposed resolution. Thereafter, the ¾ vote as presented was **MOVED** and **SECONDED** and put to a vote. 44 Owners voted in favor, 11 were opposed, and there were 0 obtained votes. The resolution was therefore **CARRIED**.

Owners were reminded that the Special Levy is due in three equal installments on April 30th, 2006, May 31st, 2006 and June 30th, 2006. All those Owners that are currently on pre-authorized payment, the Special Levy will be withdrawn from your account on the due dates. Any Owners wishing to make alternate arrangements are asked to contact Rancho Management prior to the due dates.

7. **NEW OWNERS**

The Strata Council President, Mr. Arnold Selwyn, welcomed the following new Owners to Shawnoaks.

- Rachel Harari, Unit #8 - 5505 Oak Street.
- Theresa Londero, Unit #3 - 5565 Oak Street.
- Dustin Lewis, Unit #4 - 5505 Oak Street.
- Dvir Steen, Natalie Steen and Bella Grinhute, Unit #7 - 5585 Oak Street.
- Jamie Rosner, Unit #3 - 5535 Oak Street.
- Sara Wang, Unit #1 - 5575 Oak Street.
- Kyle Cushin, Unit #6 - 5585 Oak Street.

8. **TERMINATION OF MEETING**

There being no further business, it was **MOVED**, **SECONDED**, and **CARRIED** to terminate the Special General Meeting at 8:05 P.M.

Respectfully Submitted,



Gus Ramirez, Property Manager
Rancho Management Services (BC) Ltd.
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INSURANCE

Strata Corporation wishes to remind all residents that while the building and strata lot are adequately insured, owners should ensure that they have current insurance coverage in place for their personal contents (in your suite, storage room and parking garage), for any changes which have been made to your unit and personal liability coverage for the tenant or unit owner. For more information, please contact your insurance agent as to personal coverage required.