

**MINUTES OF THE ANNUAL GENERAL MEETING OF THE OWNERS
STRATA PLAN LMS 2744 – ALAMEDA PARK
HELD ON MONDAY, JUNE 11, 2007, AT 6:15 PM
3235 WEST 4TH AVENUE, VANCOUVER, BC.**

- 1.0 The meeting was called to order at 6:22 P.M.
- 2.0 The roll was called certifying nineteen (19) owners present in person or by proxy, who were eligible to vote; (fifteen (15) in person and four(4) by proxy) forming the necessary thirty-three (33%) percent needed to form a quorum.
- 3.0 It was properly **MOVED** (Scott-Davies) and **SECONDED** (Woloshyn) to approve the Agenda as presented. **CARRIED**
- 4.0 It was properly **MOVED** (Scott-Davies) and **SECONDED** (Power) that proper notice of the meeting had been given. **CARRIED**
- 5.0 It was properly **MOVED** (Rainer) and **SECONDED** (Woloshyn) to approve the minutes of the previous Annual General Meeting held May 17, 2006 as circulated. **CARRIED.**
- 6.0 **COUNCIL REPORT:**
The strata council briefly reported on the following items:
The interior painting has been successfully completed and everyone is very happy with the results.
The new landscaping contractor has been onsite and the council is very pleased with the work being provided. This is a great improvement over the previous service being provided by Rocksolid.
Overall, it has been a very good year.
There are concerns over the number of break-ins of the bike locker. Anyone having a good, inexpensive idea about how this situation could be addressed is asked to forward their ideas to the council for consideration.
- 7.0 **CERTIFICATE OF INSURANCE:**
In accordance with the Strata Property Act a Certificate of Insurance was attached to the Agenda for all Owners to have on record.

8.0 FINANCIAL REPORT:

S.D. Woodman Management Ltd. reviewed the proposed budget for the 2007/08 year noting that if approved there would be **no increase** in the monthly strata fees. It was **MOVED** (Scott-Davies) and **SECONDED** (Rainer) to approve the 2007/2008 budget as presented. **CARRIED.**

9.0 NEW/OTHER BUSINESS:

Enterphone System

Some suites have been experiencing reception problems when answering the enterphone. Allied Communications has been called to address these issues and will be submitting a report to S. D. Woodman Management Ltd. shortly.

Balcony – Unit #310

Owners of this unit have reported a soft spot on the balcony floor. S.D. Woodman Management will follow up on this.

Trees

The trees will be trimmed back at a later date. A tree service will be called in to treat for Aphids and to top and trim back the larger trees on the property.

Annual Fire Equipment Inspection

A suggestion was made that this inspection either be held over two days or that more notice be given. This will be looked in to.

Misdirected Mail

There have been numerous occurrences of misdirected mail. If you notice that mail is missing, please contact the local Canada Post Office @ **604-482-4218** to report any misdirected mail as the carrier has already been given a yellow card regarding the miss-sorted mail.(The more reports they have, the better they will be able to deal with this situation.)

Reminder: Owners are reminded to ensure that garbage is disposed of neatly and that no items are left around or on top of the garbage container. Please remember to break down and flatten all cardboard before placing it in the recycle bin.

10.0 ELECTION OF 2007/2008 STRATA COUNCIL:

In accordance with the Strata Property Act of British Columbia, the current Strata Council must resign; however, they are eligible for re-election.

Nominations for Strata Council were opened. The following owners were nominated and elected by acclamation to the Strata Council:

Brenda Power	Unit # 309
Elizabeth Rainer	Unit # 402
Bill Chobotar	Unit #103
Bruce Cadorette	Unit #408
Robin Diehl	Unit #111
Steven Scott-Davies	Unit # 102
Jennifer Woloshyn	Unit # 211

Thank you to all council members for their efforts on behalf of the strata corporation during the past year.

11.0 ADJOURNMENT:

There being no further business to discuss, it was **MOVED** (Scott-Davies) and **SECONDED** (Rainer) to adjourn the meeting at 7:00 p.m. **CARRIED**

The next Strata Council Meeting will be held on Tuesday, July 17, 2007.

MINUTES APPROVED BY: **Elizabeth Rainer**

Please Note: S. D. Woodman Management Ltd. is now operating on summer hours. Our office will be open 8:30 A.M. – 4:30 P.M. Monday to Friday.

IN ORDER TO IMPROVE COMMUNICATION AND PERSUANT TO STRATA PROPERTY ACT, ALL OWNERS ARE REQUESTED TO PUT ANY COMPLAINTS/ COMMUNICATION, OTHER THAN EMERGENCY ISSUES, IN WRITING c/o The Agent, S.D. Woodman Management Ltd.

**PLEASE KEEP THESE MINUTES ON FILE AS A PERMANENT LEGAL RECORD OF STRATA CORPORATION'S BUSINESS.
REPLACEMENTS OF ANY MINUTES WILL BE AN OWNER'S EXPENSES.
Thank you for your co-operation.**

**MINUTES OF THE ANNUAL GENERAL MEETING OF THE OWNERS
STRATA PLAN LMS 2744 (ALAMEDA PARK)
HELD ON WEDNESDAY MAY 17, 2006, AT 7:00 PM
3235 WEST 4TH AVENUE, VANCOUVER, BC.**

- 1.0 The meeting was called to order at 7:02 pm.
- 2.0 The roll was called certifying twenty-six (26) owners present in person or proxy, who were eligible to vote; with sixteen (16) in person and ten (10) by proxy forming the necessary thirty-three (33%) percent needed to form a quorum.
- 3.0 It was **MOVED** (Scott-Davies) to adopt the Agenda as presented **SECONDED** (Woloshyn) **CARRIED**
- 4.0 It was properly **MOVED** (Power) and **SECONDED** (Scott-Davies) that proper notice of the meeting had been given. **CARRIED**
- 5.0 It was properly **MOVED** (Scott-Davies) and **SECONDED** (Rainer) to approve the minutes of the previous Annual General Meeting held May 30, 2005 as circulated. **CARRIED.**
- 6.0 **COUNCIL REPORT:**
This report will be given in conjunction with the Treasurer's report.
- 7.0 **CERTIFICATE OF INSURANCE:**
Attached to the Agenda
- 8.0 **¾ VOTE RESOLUTION "A"**

BE IT RESOLVED BY THE OWNERS STRATA PLAN LMS 2744 TO APPROVE THAT THE EXCESS FUNDS FROM THE REPLACEMENT OF THE UPPER DECKS BE USED AS FOLLOWS;

- A) **TO COVER THE DEFICIT IN THE OPERATING BUDGET FOR THE 2005/06 YEARS AND;**
- B) **THE BALANCE TO BE TRANSFERRED TO THE CONTINGENCY RESERVE FUND**

Robin Diehl, Treasurer, briefly reviewed the Resolution explaining that there were excess funds from the Special Levy in the amount of approx. \$15,000.00. This was as a result of the contractor not finding any additional repairs once they pulled up the decks. The council is proposing to use these excess funds to cover the 2005/06 deficit in the operating budget that occurred as a result of having to replace the heating system. If the owners do not approve to use these funds to cover the deficit in the operating budget and want the excess funds refunded to each owner, then it will be necessary to special levy each owner to cover the deficit. There was a brief discussion.

It was **MOVED** (Power) and **SECONDED** (Scott-Davies) to approve $\frac{3}{4}$ Vote Resolution "A" as presented. **CARRIED**. Unanimously 26 in favor.

9.0 FINANCIAL REPORT:

Robin Diehl, Treasurer, reviewed the 2005/06 operating Financial Statements and the 2006/07 proposed budget noting that the budget, if passed, proposes an increase in the monthly strata fees of approx. 5%. The increase is mainly as a result of increased gas costs. It is also very important that a substantial amount be budgeted for repairs and maintenance as the building is getting older and must be properly maintained. There was a brief discussion.

It was **MOVED** (Scott-Davies) and **SECONDED** (Power) to approve the budget as presented. **CARRIED**. 26 in favor. Unanimous.

MONTHLY STRATA FEES

THERE IS AN INCREASE IN FEES FOR THE 2006/2007 FISCAL PERIOD RETROACTIVE TO MAY 1ST 2006.

IF YOU ARE ON THE PRE-AUTHORIZED PAYMENT PROGRAM (PAP), YOU NEED NOT DO ANYTHING, WE WILL INCLUDE THE RETROACTIVE AMOUNT FOR THE MONTH MAY WITH YOUR JUNE 1ST, 2006 PAYMENT. THE JULY, 2006 WITHDRAWAL WILL REFLECT THE CORRECT MONTHLY STRATA FEE.

THOSE OWNERS NOT ON THE PAP PROGRAM MUST SEND IN A CHEQUE FOR THE DIFFERENCE IN FEES RETROACTIVE MAY 1, 2006.

$\frac{3}{4}$ VOTE RESOLUTION – "B"

BE IT RESOLVED BY THE OWNERS STRATA PLAN LMS 2744 TO APPROVE TO AMEND THE BYLAWS OF THE STRATA CORPORATION AS FOLLOWS:

Rental Restrictions

The number of strata lots within the strata corporation that may be leased at any one time is limited to 17% of the total number of strata lots listed in The Strata Corporation LMS 2744.

An owner wishing to lease a strata lot must apply in writing to the council for permission to rent before entering into a tenancy agreement.

If the number of strata lots leased at the time an owner applies for permission to lease has reached the limit stated in the bylaw, excluding exempt strata lots pursuant to sections 143 and 144 of the Act and section 17.15 of the Regulations, the council must refuse permission and notify the owner of the same in writing, as soon as possible stating that the limit has been reached or exceeded, as the case may be, and place the owner of the strata lot on a waiting list to be administered by the council based upon the date of the request for permission to rent.

If the limit stated in the bylaw has not been reached at the time the owner applies for permission to lease a strata lot, excluding exempt strata lots pursuant to sections 143 and 144 of the Act and section 17.15 of the Regulations, the council shall grant permission and notify the owner of the same in writing as soon as possible.

An owner receiving permission to lease a strata lot must exercise the permission to lease within 90 days from the date that the council granted same, otherwise the permission expires. During the 90 days immediately following the grant of permission, the strata lot shall be deemed leased for the purposes of the limit stated in the bylaw.

Prior to possession of a strata lot by a tenant, an owner must deliver to the tenant the current bylaws and rules of the strata corporation and a Notice of Tenant's Responsibilities in Form K.

Within two weeks of renting a strata lot, the landlord must give the strata corporation a copy of the Form K - Notice of Tenant's Responsibilities signed by the tenant, in accordance with section 146 of the Act. The Owner will lease their strata lot for a minimum rental period of one year (1) to ensure the stability of tenancy.

Where an owner leases a strata lot in contravention of the bylaws, the owner shall be subject to a fine of \$500.00 and the strata corporation shall take all necessary steps to terminate the lease or tenancy, including, but not limited

to, seeking a declaration or Court injunction to enforce the bylaw. Any legal costs incurred by the strata corporation in enforcing the rental restriction bylaws shall be the responsibility of the contravening owner and shall be recoverable from the owner on a solicitor and own client basis by the strata corporation.

There was a lengthy discussion concerning the 3/4 Vote Resolution "B" with owners providing their opinions regarding the issue.

It was then properly **MOVED** (Power) and **SECONDED** (Savage) to approve 3/4 Vote Resolution "B" as presented. A vote was taken revealing nine (9) in favour; sixteen (16) against. **DEFEATED.**

This matter will continue to be brought up at the Annual General Meeting for discussion.

10.0 NEW/OTHER BUSINESS:

Garbage & Recycling

Garbage and Cardboard is still a problem. Owners are reminded that garbage containers are for household garbage only and that cardboard must be broken down and put in the cardboard container properly.

Storage

Owners are once again reminded not to store items in the parking garage. Items found stored in the garage will be removed without any prior warning.

Door Security System

It was asked if it is possible to run the enter com system through a cell phone. This will be looked into.

Plexi-glass

The plexi-glass on the front gate and painting of the front gate is to be done shortly.

Names on Intercom

New Owners names will be updated on the intercom board.

Mailboxes

A suggestion was made to have a gate device installed over the mailboxes to deter mail theft. Council will investigate further.

Gardens

Owners are asked to report to council and/or management if you do not feel that the gardeners are providing the service that they should be, or if you feel that they have missed an area. It was noted that the hedges on the ramp leading into the garage need to be trimmed back as they are blocking vision and this could be a potential safety concern.

11.0 ELECTION OF 2006/2007 STRATA COUNCIL

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It was **MOVED** (Power) to adjourn the meeting at 8:30 p.m.

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