

"555"
STRATA CORPORATION VR1428
555 WEST 14TH AVENUE
VANCOUVER, BC

MINUTES OF THE ANNUAL GENERAL MEETING OF STRATA PLAN VR1428,
HELD ON TUESDAY, OCTOBER 30TH, 2007, AT THE UKRAINIAN CATHOLIC
COMMUNITY CENTRE, 3150 ASH STREET, VANCOUVER, BC, AT 7:00 P.M.

IN ATTENDANCE:

20 Owners were represented at the meeting either in person or by proxy.
(17 in person, 3 by proxy)

REPRESENTING RANCHO MANAGEMENT SERVICES (B.C.) LTD.:

Francis Yeung, Property Manager

1. **CALL TO ORDER**

The meeting was officially called to order by the Property Manager, Mr. Francis Yeung, at 7:10 p.m.

2. **CALLING THE ROLL, ISSUING PROXIES AND ISSUING VOTING CARDS**

Mr. Yeung confirmed that the total number of represented Owners constituted a quorum, thus those present could proceed with the business at hand.

3. **ELECTION OF PERSON TO CHAIR THE MEETING**

As per the terms of the *Strata Property Act*, the Chairperson for an Annual General Meeting is the Strata Council President. Failing that, the Strata Council President may appoint a person to chair tonight's meeting. The Strata Council President appointed the Property Manager, Mr. Francis Yeung, to Chair tonight's meeting.

There being no questions or concerns, it was **MOVED, SECONDED** and **CARRIED** to approve the election of the Chairperson for tonight's meeting. (19 in favour, 1 opposed, 0 abstained)

4. **FILING PROOF OF NOTICE OF MEETING**

Mr. Yeung noted that as per the terms of the *Strata Property Act*, Owners must be given notice of the Meeting in writing at least two (2) weeks in advance of the meeting. Notices were sent out October 11th, 2007, and therefore meeting the requirements as per the *Strata Property Act*.

It was **MOVED, SECONDED** and **CARRIED** to approve filing proof of notice of Meeting.

5. **APPROVAL OF AGENDA**

Mr. Yeung noted that item number 16, should be rephrased on the agenda from Termination to be known as Closure. In addition, as per the Strata's bylaws, items number 14 and 15 should be reversed so that any other matter that may be properly brought before the meeting comes before election of Council members.

Mr. Yeung then asked the Owners if there were any other amendments or changes to tonight's meeting agenda as presented. After discussion, it was **MOVED, SECONDED** and **CARRIED** to approve the agenda as amended.

6. **ADOPTION OF PREVIOUS ANNUAL GENERAL MEETING MINUTES**

The Owners present were presented with the Meeting Minutes for the Annual General Meeting held on October 30th, 2006 and the following amendments were made:

- Section 12, fourth paragraph: "in tack" should be "intact."
- Section 13, Resolution "C", second paragraph: the sentence "The Caretaker reported that the parking garage remote clickers have a similar system whereby if a Resident had lost their remote, that particular remote could be deactivated without having to change the entire system or disrupt usage of other Residents" should read, "The Caretaker reported that the parking garage remote clickers have a similar system whereby if a Resident has lost his/her remote..."
- Section 13, Resolution "C", second paragraph: the sentence "Council also noted that they may be discussing the idea of adding additional readers which will coincide with the use of their new remote controls to access the common area doors" should read, "Council Members also noted..."
- Section 13, Resolution "G", fifth paragraph: The sentence "...Residents have several opened flamed candles on their patio..." will be amended to read, "... Residents have several open flame candles on their patio."
- Section 13, Resolution "G", seventh paragraph: Under the heading "Amendment to Bylaw 35.6" the sentence "35.6 a parking stall may not be used to store anything accept motor vehicles..." should read, "35.6 A parking stall may not be used to store anything except motor vehicles..."
- Section 13, Resolution "G", seventeenth paragraph: There is a significant change here as the motion was not **CARRIED**. The paragraph will be amended to read, "After a brief discussion, the ¾ vote resolution as amended was **DEFEATED** (seven (7) in favour, seventeen (17) opposed, one (1) abstention).
- Section 14, first paragraph, third bullet: "Virgina Hayes" is incorrect, and should read, "Virginia Hayes."
- Section 14, second paragraph, first bullet: "Shelly Cunningham" has been amended to read, "Shelley Cunningham."
- Section 14, second paragraph, second bullet: "Candice Krahn" has been corrected to read, "Candace Krahn."

6. **ADOPTION OF PREVIOUS ANNUAL GENERAL MEETING MINUTES -
CONT'D**

- Section 15, subsection a): The sentence reading "The program would consist of a volunteer captain and then a co-captain, which would have to attend a seminar once a year and be the liaison for the Owners in terms of security in its purpose to promote a safe and crime free building," has been amended to read, "The program would consist of a volunteer captain and a co-captain, who would have to attend a seminar and be the liaison for the Owners in terms of security..."

There being no further discussion, questions or amendments, it was **MOVED, SECONDED** and **CARRIED** to adopt the Annual General Meeting Minutes for the meeting held on October 30th, 2006, as amended.

7. **UNFINISHED BUSINESS FROM THE LAST ANNUAL GENERAL MEETING**

a) **Interior Decorating Committee:**

The Strata Council discussed the outstanding item of the interior re-decorating project for "555." As there were many challenges throughout the 2006/2007 year in finding adequate trades as well as interior decorators who would take on a project of this small size, there was no definitive plan or action steps taken for the end of the fiscal year. At the meeting tonight, an Owner, Ms. Virginia Hayes, along with the help of other Owners, proposed a guideline resolution for the Interior Decorating Committee. As this was not formally submitted to be included in tonight's agenda the following resolution is not binding, it is merely a guideline proposed to direct the Interior Decorating Committee and the Strata Council to continue this project in the following year. The following Owners volunteered to offer their time to the Interior Decorating Committee:

- Charleen Zaleski
- Virginia Hayes
- Margaret Archibald

These Owners will comprise the Interior Decorating Committee and work with the liaison on Strata Council to get the project underway.

The following is the proposed resolution guideline for the committee:

WHEREAS:

1. *The majority of Owners present in person or by proxy at the Annual General Meeting of October 30th, 2007, agree that redecorating the interior of the strata property, VR1428, is a high priority, and*
2. *That only minor and essential cosmetic and safety changes have been made to the interior since the building was stratified and sold in 1995, and*

7. **UNFINISHED BUSINESS FROM THE LAST ANNUAL GENERAL MEETING - CONT'D**

a) **Interior Decorating Committee - Cont'd:**

3. *The interior appearance of the building may bring down the market and rental value of individual apartments.*

BE IT THEREFORE RESOLVED, BY MAJORITY VOTE THAT:

1. *Council is advised to establish an Interior Decorating Committee (with no more than one Council member on it) by the end of this year.*
2. *The purpose of the Committee is to develop a redecoration project proposal that has a reasonably good chance of being approved by ¾ vote at a General Meeting.*
3. *All areas of the interior, including the laundry room, are to be redecorated.*
4. *The Committee is advised to plan at least a basic redecoration, including necessary repairs and modest justifiable upgrades/updates.*
5. *The Committee is advised to recommend durable materials and qualified contractors, none of which must be the lowest-priced.*
6. *All interior common property lighting (including exit signs) is to be updated and the lobby mailboxes are to be replaced.*
7. *To increase the likelihood that its redecoration proposal will be accepted as budgeted, the Committee is advised to seek (but not necessarily accept) ideas and suggestions from all Owners before it starts working on its proposal.*
8. *The Committee has exclusive control over the content and development of its proposal.*
9. *The Committee is advised to provide a written progress report for every regular Council meeting.*

8. **COMMITTEES REPORT**

a) **Block Watch Committee:**

Ms. Virginia Hayes and Ms. Norma Axford-Couch, who are the Captain and Co-Captain for the Block Watch Committee at "555," gave a presentation and discussed the function of Block Watch. What Block Watch essentially does is help in the prevention of crime and encourages Owners to report any activity/incidences to the Captain and Co-Captain, so that they can make further improvements to the building.

The Block Watch Committee reported that since the last Annual General Meeting, incidents in the building included the following:

8. COMMITTEES REPORT - CONT'D

a) Block Watch Committee - Cont'd:

- Vehicles broken into in the parkade,
- A mechanical room break-in,
- Two strata lots were recently broken into.

All of these incidents occurred in the 2006/2007 period. In addition, there is speculation that the mailbox panel was compromised and that mail theft had occurred. The Block Watch Committee recommended that Owners notify credit alert companies and let them know that there is the potential for fraud with their credit and bank cards. The Committee continued to discuss the importance of shredding any personal information and any literature including credit card numbers. The Block Watch Committee members offered the use of a paper shredder which can be borrowed from either Unit 110 or Unit 214.

The Block Watch Committee then circulated a membership sheet, which requires a minimum of 50% of Residents to be members in order to keep the membership active for Block Watch. Residents are asked to keep an eye out for suspicious activity around the building and to send any ideas for security improvements to Virginia Hayes and Norma Axford-Couch.

The Committee also had on hand samples of patio and window hardware and locks and gave a brief presentation on security improvements all Owners can easily make to their patio doors and windows.

The Owners thanked Ms. Hayes and Ms. Axford-Couch for their efforts throughout the year in making the building safe.

9. REPORT ON INSURANCE

The Property Manager, Mr. Yeung presented the Owners with the report on insurance. As required by the *Strata Property Act* the Strata are required to report on the status of the insurance coverage with the Owners annually. Mr. Yeung noted that attached in tonight's Annual General Meeting package is the current Strata Corporation insurance policy provided by Coastal Insurance Services Ltd. Mr. Yeung then proceeded to explain the insurance provided to the Strata Corporation as well as reviewed the insurance policy including related deductibles for damages and incidents. He then reminded Owners and especially Investor/Owners that they should have additional coverage for their strata lot units, such as liability and improvement and betterments. Owners should be wary that they should carry adequate insurance for any personal belongings as well as any renovations or improvements they have made to their units, such as installing hardwood floors, kitchen cabinets, countertops, improved fixtures, changes in any appliances, etc.

9. **REPORT ON INSURANCE - CONT'D**

There being no further discussion or questions, it was **MOVED, SECONDED** and **CARRIED** to accept the report on insurance.

10. **REPORT ON ARREARS**

Mr. Yeung informed the General Membership that there are approximately 3 Owners in arrears as of tonight's meeting and the total amount outstanding is approximately \$203.68.

It was then **MOVED, SECONDED** and **CARRIED** to accept the report on arrears.

11. **FINANCIAL REPORT**

Mr. Yeung presented the Owners with the financial statements for the fiscal year ending 2006/2007. Mr. Yeung reviewed the yearly statement, contingency fund amount and went through each expenditure line-by-line and gave an explanation of the year end figures.

The financial report was then **MOVED, SECONDED** and then the floor opened for discussion. It was then **CARRIED** to approve the 2006/2007 financial statements as presented.

12. **PROPOSED 2007/2008 OPERATING BUDGET**

Mr. Yeung reviewed the proposed 2007/2008 operating budget with the Owners present and noted that there was no increase in strata fees for the upcoming fiscal year. The Strata Council gave their recommendation for the proposed budget. Mr. Yeung pointed out the categories where there was a change in expenditure, either an increase or decrease.

There was a brief discussion, raised by an Owner, regarding the closure of the hot tub and the expenses incurred not only through consumption of gas but also consumption of chemicals required to keep the hot tub running in accordance with the Vancouver Coastal Health Board.

There being no further discussion, it was **MOVED, SECONDED** and **CARRIED** to approve the proposed 2007/2008 operating budget as presented (*seventeen (17) Owners in favour, three (3) opposed, zero (0) abstained*).

13. ¾ RESOLUTIONS

a) Resolution "A" – Operating Surplus:

WHEREAS:

1. *The Strata Corporation incurred an operating surplus of approximately \$5,498.00.*

BE IT THEREFORE RESOLVED, BY ¾ VOTE RESOLUTION;

1. *THAT the Owners of Strata Plan VR1428 authorize the operating surplus of \$5,498.00 be transferred into the contingency fund for the 2007/2008 fiscal period.*

The Strata Corporation ended the fiscal year with an operating surplus of approximately \$5,498.00. The Strata Council recommended that the operating surplus be transferred into the contingency fund for the 2007/2008 fiscal year.

There was no further discussion, and the matter was put to a vote. An Owner **MOVED** to accept Resolution "A" as presented, with the \$5,498.00 operating surplus being transferred to the contingency fund. The motion was **SECONDED** and **CARRIED (eighteen (18) in favour, two (2) opposed, zero (0) abstentions)**.

b) Resolution "B" – Amendment to Parking Stall Assignment:

WHEREAS:

1. *The purpose of the resolution is to officially transfer exclusive use of parking stall 67 from strata lot 9 to strata lot 44 under the provisions of the Strata Property Act, sections 74 and 75.*
2. *The Strata Corporation owns the entire parkade as common property. The Strata Corporation passed a special resolution on June 23rd, 1995 that designated all parking stalls as limited common property for the exclusive use specific individual strata lots. On that date, parking stall 67 was designated as limited common property for the exclusive use of strata lot 9. The former Owner of strata lot 9 (Randene Neill) sold the exclusive right to use parking stall 67 to the current Owner of strata lot 44 (Dennis Urbonas) on May 27, 2003. The transfer of parking stall 67 needs to be officially registered in the Land Title Office. Before this can be done, the Owners of Strata Plan VR1428 must approve the resolution in a two-step process. First, stall 67 must be converted from limited common property for the exclusive use of strata lot 9 to common property. Second, stall 67 must be converted from common property to limited common property for the exclusive use of strata lot 44.*

BE IT THEREFORE RESOLVED, BY ¾ VOTE RESOLUTION;

1. *THAT the designation of parking stall 67 (which is shown on the attached Schedule "A") as limited common property be removed as a preliminary step to re-designation of the stall as limited common property for the benefit of strata lot 44.*

13. ¾ RESOLUTIONS - CONT'D

b) Resolution "B" – Amendment to Parking Stall Assignment - Cont'd:

2. *THAT parking stall 67 (which is shown on the attached Schedule "A") be designated as limited common property for the benefit of strata lot 44.*

Mr. Yeung presented the resolution dealing with the transfer of parking stall #67 from strata lot 9 to strata lot 44. According to the *Strata Property Act*, section 74 to 75, the Strata Corporation must pass a ¾ Vote Resolution to transfer the parking space from limited common property to common property. Then a second ¾ vote would convert stall #67 from common property to limited common property for the exclusive use of strata lot 44. Mr. Yeung then took and answered questions from Owners. The resolution was then **MOVED**, and put to a vote.

The **MOTION** was **SECONDED** and **CARRIED** unanimously.

c) Resolution "C" – Proposed Bylaw Adoptions:

WHEREAS:

1. *Strata Council would like Owners to consider the attached bylaw adoptions proposed.*

BE IT THEREFORE RESOLVED, BY ¾ VOTE RESOLUTION;

1. *THAT the Owners, Strata plan VR1428, approve and adopt the attached bylaws to be effective after the 2007 Annual General Meeting.*

The Strata Council put forth two bylaws recommended regarding noise and use of property. The first bylaw proposed read:

43. **Hard-surface Floors**

- (7) *Based on verified and written noise complaints to Council (particularly during building's designated quiet times) against suites with hard-surface flooring, owners will be required to reduce noise transmission by covering high traffic areas with runners and/or area rugs.*

There was discussion amongst the Owners that Section 3 of the current bylaws already encompasses what is required to govern noise. The bylaw was **MOVED**. There was a **MOTION** to strike the bylaw. There were twelve (12) votes in favour, seven (7) votes against and one (1) abstention; therefore, the proposed bylaw 43(7) was **DEFEATED**.

The second bylaw, 3(6), read as follows:

3. **Use of Property**

- (6) *All owners, tenants and occupants have a right to quiet and peace in their residence at all times. Undue and excessive noise by any*

13. ¾ RESOLUTIONS - CONT'D

c) Resolution "C" – Proposed Bylaw Adoptions - Cont'd:

owner, tenant, occupant, visitor, employee, pet or other invitee of a strata lot including but not limited to that from appliances, machinery, sound/music systems, televisions, instruments, wind chimes, computer games and voices, is not permitted.

There was a brief discussion regarding this bylaw, and Owners voiced their opinions, which were similar to those expressed in their earlier discussion regarding the current bylaws already in place. The proposed bylaw was **MOVED** and the **MOTION** was **SECONDED**. There were ten (10) votes in favour, nine (9) opposed and one (1) abstained; therefore, the proposed bylaw 3(6) was **DEFEATED**.

14. ANY OTHER MATTER THAT MAY BE PROPERLY BROUGHT BEFORE THE MEETING

At this time there were no matters brought forth. Owners are encouraged to bring their concerns to Strata Council, via the Property Manager.

15. ELECTION OF STRATA COUNCIL MEMBERS

Mr. Yeung introduced the Strata Council members who served in the previous year. The Owners present at tonight's meeting gave them a round of applause in appreciation for their hard work and volunteer time spent.

It was **MOVED** to open the floor for volunteers. The **MOTION** was **SECONDED** and **CARRIED**. The following Owners volunteered for Council:

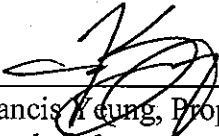
- Carol Radford
- Lance Cummings
- Deborah Pearson
- Stephanie Whitehead
- Candace Krahn
- Shelley Cunningham

Mr. Yeung then received a **MOTION** from the General Membership. It was then **MOVED, SECONDED** and **CARRIED** to duly elect the volunteer Owners to the Strata Council for 2007/2008.

16. CLOSURE

There being no further business to discuss, it was **MOVED, SECONDED** and **CARRIED** to adjourn the meeting at 9:33 p.m.

Respectfully submitted,



Francis Yeung, Property Manager
Rancho Management Services (B.C.) Ltd.
Agent for Strata Plan VR2327
701-1190 Hornby Street, Vancouver, B.C., V6Z 2K5
Phone: (604) 684-4508 (24 HOUR EMERGENCY SERVICES)
Direct Line: (604) 331-4256
Email: fyung@ranchogroup.com

SECURITY

For the security of everyone, residents are reminded to **NOT** let strangers into the building. This helps to prevent vandalism and helps keep the building security at its highest level.