

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

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**MINUTES OF THE SPECIAL GENERAL MEETING OF STRATA PLAN VR1428,  
HELD ON WEDNESDAY, SEPTEMBER 3<sup>RD</sup>, 2008, AT THE UKRAINIAN CATHOLIC  
COMMUNITY CENTRE, 3150 ASH STREET, VANCOUVER, BC, AT 7:00 P.M.**

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**IN ATTENDANCE:**

38 Owners were represented at the meeting either in person or by proxy.  
(29 in person, 9 by proxy)

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

Patrick Frechette, Strata Agent

1. **CALL TO ORDER**

The meeting was officially called to order by the Strata Agent, Mr. Patrick Frechette, at 7:05 p.m.

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

Mr. Frechette 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 a Special 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 Strata Agent, Mr. Patrick Frechette, 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.

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

Mr. Frechette 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 August 14<sup>th</sup>, 2008 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. **ADOPTION OF PREVIOUS ANNUAL GENERAL MEETING MINUTES**

The Owners present were presented with the Meeting Minutes for the Annual General Meeting held on October 30<sup>th</sup>, 2007 and the following amendments were made:

- Section 7(a), it was agreed to amend the minutes to show the number of vote counts

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 30<sup>th</sup>, 2007, as amended.

6. **PRESENTATION FROM COLUMBIA RESTORATION LTD.**

Rick and Ron from Columbia Restoration Ltd. were present as guests from the Interior Decorating Committee to review their proposal for the interior decoration of the common areas and to answer any questions and/or concerns from the Owners. After a brief discussion with Rick and Ron answering questions from the Owners, they were thanked for attending and then excused from the meeting.

7. **RESOLUTIONS FOR CONSIDERATION**

a) **Resolution "A" – Interior Common Area Upgrades:**

The Owners were informed that

I As per the October 2007 Annual General Meeting

- a) the majority of Owners present in person or by proxy at the Annual General Meeting of October 30<sup>th</sup>, 2007, agree that redecorating the interior of the strata property, VR1428, is a high priority, and
- b) 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
- c) the interior appearance of the building may bring down the market and rental value of individual apartments.

***BE IT THEREFORE RESOLVED, BY ¾ VOTE RESOLUTION;***

1. ***THAT the Owners of Strata Plan VR1428 authorize a sum of money not exceeding \$293,000 for the interior decorating project (as described above). Such expenditure is to be charged as a Special Levy upon the Owners in proportion to the unit entitlement of their respective strata lots. The Special Levy would be due as follows:***

***Option "A": In two (2) instalments due on November 1<sup>st</sup>, 2008 and December 1<sup>st</sup> 2008***

***Option "B": In three (3) instalments due on November 1<sup>st</sup>, 2008, December 1<sup>st</sup>, 2008 and January 1<sup>st</sup>, 2009.***

7. **RESOLUTIONS FOR CONSIDERATION CONT'D**

b) **Resolution "A" – Interior Common Area Upgrades Cont'd:**

The  $\frac{3}{4}$  vote resolution as presented was **MOVED, SECONDED** and the floor was then open for discussion. An Owner moved to amend the Resolution to read as follows; "I move that this proposal be referred to another Special General Meeting to be conducted after the Annual General Meeting and that the committee be directed to revise the budget by reducing the lighting of the lobby and hallways, reduce the number of fire doors that need to be replaced and defer any decision regarding refurbishing the elevator to a further date. The company shall also bring all the details of the re-carpeting contract to an upcoming Special General Meeting". The amendment was **SECONDED** and **CARRIED**.

After discussion, the amended  $\frac{3}{4}$  vote resolution was **MOVED, SECONDED** and **CARRIED** with thirty-two (32) in favour, four (4) opposed, and two (2) abstentions.

16. **TERMINATION**

There being no further business to discuss, it was **MOVED, SECONDED** and **CARRIED** to adjourn the meeting at 8:45 p.m.

Respectfully submitted,



Patrick Frechette, Strata Agent  
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Agent for Strata Plan VR2327  
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**STRATA FEES/PRE-AUTHORIZED PAYMENT**

Should you ever have any questions regarding your strata account, please feel free to contact our Strata Accounts Receivables Department at: 604 331-4279. Owners who are not yet on Pre-Authorized Payment (P.A.P.) Program, our preferred payment option, should contact the same number to obtain a form. The P.A.P. Program is a convenient payment method whereby we can debit your account with your monthly strata fees on the first of every month.