

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

**MINUTES OF THE ANNUAL GENERAL MEETING OF STRATA PLAN VR1428,
HELD ON WEDNESDAY, OCTOBER 21ST, 2009, AT THE UKRAINIAN CATHOLIC
COMMUNITY CENTRE, 3150 ASH STREET, VANCOUVER, BC, AT 7:00 P.M.**

IN ATTENDANCE:

22 Owners were represented at the meeting either in person or by proxy.
(16 in person, 6 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 7:00 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 an Annual General Meeting is the Strata Council President. The Strata Council President, Charleen Zaleski will chair 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 October 1st, 2009, 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**

The Chairperson then asked the Owners if there were any other amendments or additions to the agenda as presented. After discussion, it was **MOVED**, **SECONDED** and **CARRIED** to approve the agenda as presented.

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

The Annual General Meeting held on October 30th, 2008 were reviewed. There being no errors or omissions, it was **MOVED**, **SECONDED** and **CARRIED** to approve the Annual General Meeting minutes held on October 30th, 2008, as presented.

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

The Chairperson noted that there is no unfinished business left from the last Annual General Meeting.

8. **COMMITTEES REPORT**

a) **President's Report:**

President of the Strata Council, Charleen Zaleski, took the opportunity to remind the Owners present that the recycling program in place in the building is a mandatory program as required by the City of Vancouver and that all Residents have to ensure that no recyclable items are put into the garbage bin. Failure to comply might result in fines being levied by the City of Vancouver to the Strata Corporation and/or the waste removal contractor. The President also reminded Residents that the operating hours of the hot tub are until 10:00 p.m. and to ensure that no cans or bottles are to be brought to the hot tub area. It is also very important to lock the gate to the hot tub area when Residents are done using it.

Also a reminder regarding the usage of notice boards; anyone who wishes to put postings on the boards in the lobby and laundry room must identify themselves with their name and suite number. Any anonymous notes will be removed immediately. Residents are asked not to deface any notices posted.

b) **Interior Decorating Committee:**

Deborah Pearson from the Interior Decorating Committee updated the Owners on the project since the last Special General Meeting. The scope of the project was reduced substantially, but due to some members of the Committee moving out of the building and other members stepping down, the Interior Decorating Committee is stalled at this time. New volunteers were recruited to take over the project: Candace Krahn from 119 and Shannon Rae Cliff from 312.

c) **Block Watch Committee:**

Charleen Zaleski and Renate Neumann are the current Block Watch representatives as Block Watch Captain and Co-Captain. The Block Watch

8. **COMMITTEES REPORT - CONT'D**

c) **Block Watch Committee – cont'd:**

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

- One in-suite break-in

The building is in dire need of more volunteers for the Block Watch Committee and anyone who is interested in invited to come forward and contact the Strata Agent.

9. **REPORT ON INSURANCE**

The Strata Agent, Patrick Frechette, presented the Owners with the report on insurance. As required by the *Strata Property Act*, the Strata Council is required to report on the status of the insurance coverage with the Owners annually. Mr. Frechette noted that attached in tonight's Annual General Meeting package is the current Strata Corporation insurance policy provided by Coastal Insurance Services Ltd. Mr. Frechette 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.

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

10. **REPORT ON ARREARS**

Mr. Frechette informed the General Membership that there are no Owners in arrears with their maintenance fees as of tonight's meeting.

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

11. **FINANCIAL REPORT**

The Treasurer, Shannon Rae presented the Owners with the financial statements for the fiscal year ending 2008/2009. Ms. Rae reviewed the yearly statement.

Ms. Rae noted that a correction has been made on the year end financials that were mailed out. An invoice in the amount of \$3,878.00 was removed from the "Doors and Keys" category and reallocated as an Owner chargeback, which will now change the

11. **FINANCIAL REPORT - CONT'D**

\$932.00 deficit into a \$2,946.00 surplus.

The financial report was then **MOVED, SECONDED** and then the floor opened for discussion. It was then **CARRIED** to approve the 2008/2009 financial statements as presented.

12. **PROPOSED 2009/2010 OPERATING BUDGET**

Ms. Rae reviewed the proposed 2009/2010 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. Ms. Rae pointed out the categories where there was a change in expenditure.

There was discussion, raised by an Owner, regarding the cost of maintaining the hot tub. The Owner **MOVED** to reduce the Whirlpool R & M from the budgeted \$3,000 down to \$700, the gas category from \$11,824 to \$10,124 and add the \$4,000 such changes would save to the contingency fund contribution category. Motion was **SECONDED**. The motion was voted on and it was an 11-11 draw; the President, having a second vote in case of a draw, voted down the motion and the motion **FAILED (eleven (11) Owners in favour, twelve (12) opposed)**.

13. **¾ VOTE RESOLUTIONS**

a) **Resolution "A" – Installation of new concrete driveway and repair of the front entrance handicap ramp from the Contingency Fund:**

WHEREAS:

1. *Strata Council would like Owners to consider the installation of a new concrete driveway and the repair of the front entrance handicap ramp, using the Contingency Fund.*

BE IT THEREFORE RESOLVED, BY ¾ VOTE RESOLUTION:

1. *THAT the Owners of Strata Plan VR1428 authorize the installation of a new concrete driveway and the repair of the front entrance handicap ramp. Such expenditure is to be charged from:*
 - *Contingency Reserve Fund of up to \$18,000*

13. ¾ VOTE RESOLUTIONS - CONT'D

a) Resolution "A" – Installation of new concrete driveway and repair of the front entrance handicap ramp from the contingency Fund - cont'd:

After discussion, an Owner **MOVED** to amend Resolution "A" as follows:

Amended Resolution "A" – Installation of new concrete driveway and repair of the front entrance handicap ramp from the contingency Fund:

WHEREAS:

1. *Strata Council would like Owners to consider the installation of a new concrete driveway and the repair of the front entrance handicap ramp, using the Contingency Fund.*

BE IT THEREFORE RESOLVED, BY ¾ VOTE RESOLUTION:

1. *THAT the Owners of Strata Plan VR1428 authorize the installation of a new concrete driveway and the repair of the front entrance handicap ramp. Such installation is conditional to the contractor amending their quote to include regarding of the ramp and facilitate drainage to the trench drain as deemed necessary by the contractor. Such expenditure is to be charged from:*
 - *Contingency Reserve Fund of up to \$18,000*

The motion to amend Resolution "A" was **SECONDED** and **CARRIED** (*twenty-two (22) in favour; zero (0) opposed, one (0) abstentions*). The Amended resolution was put to vote. It was **MOVED**, **SECONDED** and **CARRIED**. (*twenty-two (22) in favour; zero (0) opposed, zero (0) abstention*).

b) Resolution "B" – Pay the 2008/2009 Operating Budget deficit from the Contingency Reserve Fund:

WHEREAS:

1. *Strata Council would like Owners to consider paying the 2008/2009 Operating Budget deficit from the Contingency Reserve Fund.*

BE IT THEREFORE RESOLVED, BY ¾ VOTE RESOLUTION:

1. *THAT the Owners of Strata Plan VR1428 authorize the payment of the deficit in the amount of \$932.00. Such expenditure is to be charged from:*
 - *Contingency Reserve Fund*

An Owner **MOVED** to change the \$932 deficit to a surplus of \$2,946 to be deposited into the contingency reserve fund. The motion was **SECONDED** and after discussion, the motion was **CARRIED**. There being no further discussion, the resolution was put to a vote and the motion **MOVED**, **SECONDED** and **CARRIED** unanimously. (*twenty-two (22) in favour; zero (0) opposed, zero (0) abstention*).

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

New Business:

a) **Improving Lighting:**

In the light of the most recent break-in to one of the ground floor suites, an Owner brought to the attention of the assembly that the area surrounding the hot tub should have more lights to improve security. This will be for the new Council to look into.

b) **Olympic Rentals:**

An Owner brought to the attention of the assembly that a bylaw is in place preventing short term rental:

Bylaw 3 Use of Property

(1)An owner, tenant, occupant or visitor must not use a strata lot, the common property, limited common property or common assets in a way that

(g) involves rental of the strata lot to the public as transient accommodation

The Owner pleaded for the Strata Council to enforce the bylaw accordingly during the Olympic period.

c) **Dogs barking:**

An Owner brought to the attention of the assembly that dogs barking at all times of day and night in one of the rental suite has become a nuisance and is requesting that further action to be taken by Council to resolve the issue. This will be for the new Council to attend to.

15. **ELECTION OF STRATA COUNCIL MEMBERS**

The Chairperson 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 and were welcomed and thanked by the Chair:

- Shelley Cunningham – suite 108
- Candace Krahn – suite 119
- Stephanie Whitehead – 217
- Deborah Pearson – 118
- Shannon Rae Cliff – 312
- Charleen Zaleski – 215

15. **ELECTION OF STRATA COUNCIL MEMBERS – CONT'D**

The Chairperson 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 2009/2010.

16. **TERMINATION**

There being no further business to discuss, it was **MOVED, SECONDED** and **CARRIED** to adjourn the meeting at 8:40 p.m.

Respectfully submitted,



Patrick Fréchette, Strata Agent
Rancho Management Services (B.C.) Ltd.
Agent for Strata Plan VR2327
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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.