

**MINUTES OF THE ANNUAL GENERAL MEETING
FOR RIVERPOINTE - STRATA PLAN LMS 879
Held on Tuesday, February 6, 2007 at 7:00 PM
in the Lounge of the Capilano Building (15150)
108th Avenue, Surrey, BC**

February 9, 2007

A. CALL TO ORDER / WELCOME

At 7:00 p.m. there was not a quorum present. The Corporation's Bylaw #29(1) states "*If within a half an hour from the time appointed for the Annual or Special General Meeting a quorum is not present, the meeting stands adjourned for a further half an hour on the same day and at the same place. If within a further half an hour from the time of the adjournment, a quorum is not present, the eligible voters, present in person or by proxy, constitute a quorum*".

At 7:33 p.m. Tim Killey called the meeting to order and welcomed all those present. He advised the Owners that Peggy Winter was covering for Hugh Anderson who was away on an extended sick leave.

B. CALLING THE ROLL / CERTIFICATION OF PROXIES / DETERMINATION OF A QUORUM

Tim reported that in keeping with the Strata Property Act of British Columbia and the Strata Corporation's bylaws, it was determined that a quorum was present in that 63 Owners were represented, 44 in person and 19 by proxy. In terms of the Strata Property Act and the bylaws of Riverpointe, the meeting was competent to proceed.

C. FILING OF PROOF OF NOTICE OF MEETING

IT WAS MOVED by Unit 114 (15130), **AND SECONDED** by Unit 302(15110) that proper Notice of the Meeting, dated January 11, 2007 had been given as per the requirements of The Strata Property Act of British Columbia. **MOTION CARRIED.** This Notice will be filed with the Corporation's records.

D. ADOPTION OF AGENDA

IT WAS MOVED by Unit #105 (15120) **AND SECONDED** by Unit #114 (15130) to adopt the Meeting Agenda as circulated. **MOTION CARRIED.**

E. ADOPTION OF THE MINUTES OF THE ANNUAL GENERAL MEETING HELD FEBRUARY 15, 2006 AND SPECIAL GENERAL MEETING HELD DECEMBER 11, 2006

IT WAS MOVED by Unit 201 (15110), **AND SECONDED** by Unit 114 (15130) to adopt the Minutes of the Annual General Meeting held February 15, 2006 as circulated to the Owners. **MOTION CARRIED.**

IT WAS MOVED by Unit 203 (15150), **AND SECONDED** by Unit 202 (15110) to adopt the Minutes of the Special General Meeting held December 11, 2006 as circulated to the Owners. **MOTION CARRIED.**

F. COUNCIL'S REPORT

Tim Killey reported that RDH Engineering Ltd. have circulated the specifications for repairs and the request for tender has been issued. RDH and the contractors proposing to submit tenders visited the site on February 2, 2006 and were encouraged by what they found. Tim Killey reported that a legal suite has been commenced against RDH. As the contract between RDH Engineering Ltd. and the Strata Corporation holds the Strata Corporation responsible for any costs resulting from legal suites against RDH, the Strata Corporation will be required to expense any legal action taken. The Strata Corporation, through the Special General Meeting accepted RDH Engineering Ltd. as the

contractor in charge of the project and hence, must bare responsibility for any suite against them. Tim reported that the accounts receivable against the Strata Corporation have improved greatly over Hugh & McKinnon's handling of the Strata Corporation's business. In September 2005 the accounts receivable were \$78,332.14. To date they stand at \$17,152.81 – a vast improvement!

G. INSURANCE COVERAGE

It was noted that a Summary of Coverages by Coastal Insurance Services Ltd. was included in the Notice to the Annual General Meeting which was distributed to all Owners for their information and records. Owners are encouraged to present a copy of the insurance document to their respective insurance brokers to ensure they are adequately covered in the event of a loss. The annual premium for the period June 1, 2006 to June 1, 2007 was \$55,722.00.

H. FINANCIAL REPORTS

1. **Financial Statements to Decemeber 31, 2006** – IT WAS MOVED by Unit 201 (15110), AND **SECONDED** by Unit 105 (15120) to adopt the financial statements to December 31, 2006. The **MOTION WAS CARRIED**.

The balance sheet and income statement were included in the Notice for the Annual General Meeting which was circulated to all the Owners.

Proposed Operating Budget: 2007 Fiscal Year – IT WAS MOVED by Unit 302 (15110), AND **SECONDED** by Unit 301 (15150) to adopt the 2007 Operating Budget as published in the Notice to the Annual General Meeting. Following discussion a vote taken by a show of hands and the **MOTION CARRIED** with two Owners voting against the motion. It was noted by the Treasurer that the new budget proposed a 5% increase. Most of the increase was going to the CRF in an effort to increase the amount held there as Council must plan for future repairs concerning the roof, the interior decoration of the buildings, elevators, etc. It was suggested that a committee be developed to examine long term expenses and budgeting.

2. **Proposed Strata Fees** – As the proposed Operating Budget for the period January 1, 2007 to December 31, 2007 was approved as published in the Notice to the Annual General Meeting, the strata fees would be as attached in Appendix "D" of the Notice.

STRATA FEES

Owners utilizing the pre-authorized payment plan need not make any further arrangements for the increase to their strata fees, effective January 1, 2007. Owners who submit post-dated cheques should make out a new series of cheques payable to "Strata Plan 0879 – Riverpointe" for the upcoming year and mail them to the office of Hugh & McKinnon Realty Ltd. They should include the difference between the old strata fee and the new strata fee for January and February 2007 and include that with their March payment. Owners wishing to use the pre-authorized payment plan may obtain an enrollment form by calling the office at Hugh & McKinnon at 604 541-5218.

I. RESOLUTIONS

RESOLUTION #1 – RE: APPROVE RULE 1(d) AS A BYLAW

IT WAS MOVED by Unit 205 (15130), AND **SECONDED** by Unit 205 (15110) to accept Resolution #1 as follows:

"BE IT RESOLVED as a Resolution of the Owners, Strata Plan LMS 0879, Riverpointe, that the Owners approve the adoption of rule #1(d) as a bylaw and that the Strata Council shall be directed to have the accepted bylaw registered at the Land Title Office."

In consideration of noise to the neighbours below: Laminate or hardwood flooring on second and third floors may only be installed with the written permission of the Strata Council upon receipt of

details and specifications of the under-lay (under floor insulation), and must meet the Strata Corporation's requirements. 6-millimeter cork under floor insulation/soundproofing or some similar product with equal sound reducing properties is required.

IT WAS MOVED by Unit 114 (15160), **AND SECONDED** by Unit 205 (15110) to amend the proposed bylaw to read:

*"In consideration of noise to the neighbours below: **Any hardwood surface flooring on second and third floors may only be installed with the written permission of the Strata Council upon receipt of details and specifications of the under-lay (under floor insulation), and must meet the Strata Corporation's requirements. 6-millimeter cork under floor insulation/soundproofing or some similar product with equal sound reducing properties is required.**"*

After discussion the question was called and a vote was taken by a show of hands. The proposed amendment **CARRIED**. After further discussion the vote was taken on the amended bylaw and the **MOTION TO ACCEPT** the amended bylaw was **CARRIED**. One Owner opposed the motion.

RESOLUTION #2 – RE: ELEVATOR LOBBY DÉCOR - \$30,000.00

IT WAS MOVED by Unit 107 (15130), **AND SECONDED** by Unit 205, (15130) to accept Resolution #2 as follows:

"BE IT RESOLVED as a Resolution of the Owners, Strata Plan LMS 0879, Riverpointe, that the Strata Council is hereby authorized to use up to \$30,000.00 from the operating budget surplus to update the decoration in the elevator lobbies of each building.

A vote was taken by a show of hands and the **MOTION CARRIED**. One Owner opposed the motion.

Tim Killey pointed out that the surplus this year was approximately \$22,850.00, the amount available to fund this resolution. There was a general consensus that Owners need to show more consideration and responsibility for the condition of their buildings in that they clean up their own messes including those made by muddy shoes, bicycles or pets. Failure to clean these messes up in the future will result in the offending Owner(s) being charged with the clean-up. It was also mentioned that the Strata Corporation should procure a proper carpet cleaner to allow the cleaning staff to do a better job.

J. OTHER BUSINESS (For Discussion Purposes Only)

1. Parking Areas – Owners mentioned the need for the caretakers to provide better maintenance of the parking areas throughout the complex in that the ramps and driveways should be salted in a more timely fashion.
2. Special Assessment – Council answered a number of questions regarding the special assessment. Cheques are to be made payable to "LMS 879, In Trust" and Council will be required, as per the bylaws, to fine for late payment and charge interest at a rate of 10% per annum. Owners submitting their HPO "Confirmation" by February 15th, 2007 will be deemed to have paid on time.

K. NOMINATIONS AND ELECTION FOR 2007 STRATA COUNCIL

It was explained in the terms of the Strata Property Act that the current Council Members were obliged to resign, but were eligible for re-election. Nominations were called for and the following Owners allowed their name to stand:

Maryann Thompson, 208 (15150)
Sheri Lemire, 104 (15120)
John Byron, 105 (15120)

Jerry Gosling, 201 (15110)
Carol De Villiers, 103 (15130)
Karen Goodman, 201 (15120)

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Tim Killey, 114 (15140)
Bill McKinnon, 301 (15160)
Chris Jordan, 302 (15130)

Emanuela Santamaria, 302 (15110)
Corry Legear, 216 (15110)
Lori Brodie, 202 (15110)

As there were no further nominations, a secret ballot was called and the following Owners were voted in to form the 2007 Strata Council:

Maryann Thompson, 208 (15150)
Sheri Lemire, 104 (15120)
John Byron, 105 (15120)
Tim Killey, 114 (15140)
Bill McKinnon, 301 (15160)

Lori Brodie, 202 (15110)
Carol De Villiers, 103 (15130)
Karen Goodman, 201 (15120)
Corry Legear, 216 (15110)

IT WAS MOVED by Unit 203 (15150), **AND SECONDED** by Unit 302 (15150) to destroy the ballots. **MOTION WAS CARRIED** with two Owners in opposition.

Thanks were extended from the Strata Corporation to the retiring Council for a job well done.

L. ADJOURNMENT

There being no further business to discuss, **IT WAS MOVED** by Unit 302 (15150), **AND SECONDED** by Unit 203 (15150) to adjourn the meeting at 9:07 PM. **MOTION CARRIED.**

After the meeting the newly elected Council got together and agreed that the following positions would be assigned:

*John Byron, **President**
Bill McKinnon, **Treasurer***

*Tim Killey, **Vice President**
Corry Legear, **Secretary***

STRATA PLAN LMS 0879 - RIVERPOINTE
 PROPOSED STRATA FEES: JANUARY 1, 2007 - DECEMBER 31, 2007

PHASE 1 - CAPILANO, 15150

UNIT	STRATA LOT	UNIT ENT	OPERATING FUND	CRF	STRATA FEES
101	18	926	\$188.74	\$17.73	\$206.47
102	17	965	196.69	18.47	215.16
103	16	965	196.69	18.47	215.16
104	15	926	188.74	17.73	206.47
105	14	926	188.74	17.73	206.47
106	13	961	195.87	18.40	214.27
107	12	934	190.37	17.88	208.25
108	11	627	127.80	12.00	139.80
109	10	657	133.91	12.58	146.49
110	9	665	135.54	12.73	148.27
111	8	926	188.74	17.73	206.47
112	7	934	190.37	17.88	208.25
113	6	882	179.77	16.88	196.65
114	5	882	179.77	16.88	196.65
115	4	934	190.37	17.88	208.25
116	3	635	129.43	12.15	141.58
117	2	926	188.74	17.73	206.47
118	1	969	197.50	18.55	216.05
201	36	926	188.74	17.73	206.47
202	35	965	196.69	18.47	215.16
203	34	1,040	211.97	19.91	231.88
204	33	926	188.74	17.73	206.47
205	32	926	188.74	17.73	206.47
206	31	961	195.87	18.40	214.27
207	30	934	190.37	17.88	208.25
208	29	627	127.80	12.00	139.80
209	28	657	133.91	12.58	146.49
210	27	665	135.54	12.73	148.27
211	26	926	188.74	17.73	206.47
212	25	934	190.37	17.88	208.25
213	24	965	196.69	18.47	215.16
214	23	1,040	211.97	19.91	231.88
215	22	934	190.37	17.88	208.25
216	21	635	129.43	12.15	141.58
217	20	926	188.74	17.73	206.47
218	19	969	197.50	18.55	216.05
301	54	926	188.74	17.73	206.47
302	53	965	196.69	18.47	215.16
303	52	1,073	218.70	20.54	239.24
304	51	926	188.74	17.73	206.47
305	50	926	188.74	17.73	206.47
306	49	961	195.87	18.40	214.27
307	48	934	190.37	17.88	208.25
308	47	627	127.80	12.00	139.80

PHASE 1 – CAPILANO, 15150

UNIT	STRATA LOT	UNIT ENT	OPERATING FUND	CRF	STRATA FEES
309	46	657	133.91	12.58	146.49
310	45	665	135.54	12.73	148.27
311	44	926	188.74	17.73	206.47
312	43	934	190.37	17.88	208.25
313	42	965	196.69	18.47	215.16
314	41	1,073	218.70	20.54	239.24
315	40	934	190.37	17.88	208.25
316	39	635	129.43	12.15	141.58
317	38	926	188.74	17.73	206.47
318	37	969	197.50	18.55	216.05
		47,618	\$9,705.57	\$911.55	\$10,617.12

PHASE 2 - HARRISON, 15140

101	69	1,015	\$206.88	\$19.43	\$226.31
102	68	882	179.77	16.88	196.65
103	67	638	130.04	12.21	142.25
104	66	952	194.04	18.22	212.26
105	65	982	200.15	18.80	218.95
106	64	982	200.15	18.80	218.95
107	63	929	189.35	17.78	207.13
108	62	638	130.04	12.21	142.25
109	61	1,018	207.49	19.49	226.98
110	60	931	189.76	17.82	207.58
111	59	952	194.04	18.22	212.26
112	58	929	189.35	17.78	207.13
113	57	982	200.15	18.80	218.95
114	56	982	200.15	18.80	218.95
115	55	952	194.04	18.22	212.26
201	85	674	137.38	12.90	150.28
202	84	700	142.68	13.40	156.08
203	83	881	179.57	16.86	196.43
204	82	637	129.83	12.20	142.03
205	81	951	193.83	18.21	212.04
206	80	981	199.95	18.78	218.73
207	79	1,082	220.53	20.72	241.25
208	78	928	189.15	17.76	206.91
209	77	637	129.83	12.20	142.03
210	76	1,017	207.29	19.46	226.75
211	75	930	189.55	17.81	207.36
212	74	951	193.83	18.21	212.04
213	73	928	189.15	17.76	206.91
214	72	1,082	220.53	20.72	241.25
215	71	981	199.95	18.78	218.73
216	70	951	193.83	18.21	212.04
301	101	673	137.17	12.89	150.06
302	100	699	142.47	13.38	155.85
303	99	880	179.36	16.85	196.21
304	98	636	129.63	12.18	141.81
305	97	950	193.63	18.19	211.82

PHASE 2 – HARRISON, 15140

UNIT	STRATA LOT	UNIT ENT	OPERATING FUND	CRF	STRATA FEES
306	96	980	199.75	18.76	218.51
307	95	1,089	221.96	20.85	242.81
308	94	927	188.94	17.75	206.69
309	93	636	129.63	12.18	141.81
310	92	1,016	207.08	19.45	226.53
311	91	929	189.35	17.78	207.13
312	90	950	193.63	18.19	211.82
313	89	927	188.94	17.75	206.69
314	88	1,089	221.96	20.85	242.81
315	87	980	199.75	18.76	218.51
316	86	950	193.63	18.19	211.82
		42,386	\$8,639.18	\$811.39	\$9,450.57

PHASE 3 - FRASER, 15120

101	102	1,102	\$224.61	\$21.10	\$245.71
102	103	982	200.15	18.80	218.95
103	104	671	136.76	12.85	149.61
104	105	692	141.04	13.25	154.29
105	106	1,093	222.78	20.92	243.70
106	107	692	141.04	13.25	154.29
107	108	671	136.76	12.85	149.61
108	109	982	200.15	18.80	218.95
109	110	1,034	210.75	19.80	230.55
201	111	1,102	224.61	21.10	245.71
202	112	982	200.15	18.80	218.95
203	113	671	136.76	12.85	149.61
204	114	692	141.04	13.25	154.29
205	115	1,093	222.78	20.92	243.70
206	116	692	141.04	13.25	154.29
207	117	671	136.76	12.85	149.61
208	118	982	200.15	18.80	218.95
209	119	1,034	210.75	19.80	230.55
210	120	913	186.09	17.48	203.57
301	121	1,102	224.61	21.10	245.71
302	122	982	200.15	18.80	218.95
303	123	671	136.76	12.85	149.61
304	124	692	141.04	13.25	154.29
305	125	1,093	222.78	20.92	243.70
306	126	692	141.04	13.25	154.29
307	127	671	136.76	12.85	149.61
308	128	982	200.15	18.80	218.95
309	129	1,034	210.75	19.80	230.55
310	130	913	186.09	17.48	203.57
		25,583	\$5,214.36	\$489.74	\$5,704.10

PHASE 4 - MacKENZIE, 15130

101	131	701	\$142.88	\$13.42	\$156.30
102	132	701	142.88	13.42	156.30
103	133	923	188.13	17.67	205.80

PHASE 4 – MacKENZIE, 15130

UNIT	STRATA LOT	UNIT ENT	OPERATING FUND	CRF	STRATA FEES
104	134	952	194.04	18.22	212.26
105	135	982	200.15	18.80	218.95
106	136	978	199.34	18.72	218.06
107	137	948	193.22	18.15	211.37
108	138	944	192.41	18.07	210.48
109	139	701	142.88	13.42	156.30
110	140	699	142.47	13.38	155.85
111	141	931	189.76	17.82	207.58
112	142	948	193.22	18.15	211.37
113	143	978	199.34	18.72	218.06
114	144	982	200.15	18.80	218.95
115	145	952	194.04	18.22	212.26
201	146	701	142.88	13.42	156.30
202	147	701	142.88	13.42	156.30
203	148	923	188.13	17.67	205.80
204	149	948	193.22	18.15	211.37
205	150	982	200.15	18.80	218.95
206	151	1,028	209.53	19.68	229.21
207	152	948	193.22	18.15	211.37
208	153	944	192.41	18.07	210.48
209	154	701	142.88	13.42	156.30
210	155	699	142.47	13.38	155.85
211	156	931	189.76	17.82	207.58
212	157	948	193.22	18.15	211.37
213	158	1,094	222.98	20.94	243.92
214	159	982	200.15	18.80	218.95
215	160	948	193.22	18.15	211.37
216	161	923	188.13	17.67	205.80
301	162	701	142.88	13.42	156.30
302	163	701	142.88	13.42	156.30
303	164	923	188.13	17.67	205.80
304	165	952	194.04	18.22	212.26
305	166	982	200.15	18.80	218.95
306	167	1,028	209.53	19.68	229.21
307	168	948	193.22	18.15	211.37
308	169	944	192.41	18.07	210.48
309	170	701	142.88	13.42	156.30
310	171	699	142.47	13.38	155.85
311	172	931	189.76	17.82	207.58
312	173	948	193.22	18.15	211.37
313	174	1,101	224.41	21.07	245.48
314	175	982	200.15	18.80	218.95
315	176	952	194.04	18.22	212.26
316	177	923	188.13	17.67	205.80
		42,137	\$8,588.43	\$806.62	\$9,395.05
PHASE 5 - THOMPSON, 15110					
101	178	948	\$193.22	\$18.15	\$211.37
102	179	638	130.04	12.21	142.25

PHASE 5 – THOMPSON, 15110

UNIT	STRATA LOT	UNIT ENT	OPERATING FUND	CRF	STRATA FEES
103	180	638	130.04	12.21	142.25
104	181	952	194.04	18.22	212.26
105	182	981	199.95	18.78	218.73
106	183	981	199.95	18.78	218.73
107	184	952	194.04	18.22	212.26
108	185	923	188.13	17.67	205.80
109	186	948	193.22	18.15	211.37
110	187	638	130.04	12.21	142.25
111	188	670	136.56	12.83	149.39
112	189	670	136.56	12.83	149.39
113	190	923	188.13	17.67	205.80
114	191	952	194.04	18.22	212.26
115	192	981	199.95	18.78	218.73
116	193	981	199.95	18.78	218.73
117	194	952	194.04	18.22	212.26
118	195	638	130.04	12.21	142.25
119	196	638	130.04	12.21	142.25
120	197	948	193.22	18.15	211.37
201	198	946	192.82	18.10	210.92
202	199	636	129.63	12.18	141.81
203	200	636	129.63	12.18	141.81
204	201	950	193.63	18.19	211.82
205	202	980	199.75	18.76	218.51
206	203	1,096	223.39	20.98	244.37
207	204	950	193.63	18.19	211.82
208	205	921	187.72	17.63	205.35
209	206	946	192.82	18.10	210.92
210	207	636	129.63	12.18	141.81
211	208	669	136.36	12.80	149.16
212	209	669	136.36	12.80	149.16
213	210	921	187.72	17.63	205.35
214	211	950	193.63	18.19	211.82
215	212	1,096	223.39	20.98	244.37
216	213	980	199.75	18.76	218.51
217	214	950	193.63	18.19	211.82
218	215	636	129.63	12.18	141.81
219	216	636	129.63	12.18	141.81
220	217	946	192.82	18.10	210.92
301	218	944	192.41	18.07	210.48
302	219	634	129.22	12.14	141.36
303	220	634	129.22	12.14	141.36
304	221	948	193.22	18.15	211.37
305	222	981	199.95	18.78	218.73
306	223	1,101	224.41	21.07	245.48
307	224	948	193.22	18.15	211.37
308	225	920	187.52	17.61	205.13
309	226	944	192.41	18.07	210.48
310	227	634	129.22	12.14	141.36
311	228	667	135.95	12.77	148.72
312	229	667	135.95	12.77	148.72

PHASE 5 – THOMPSON, 15110

UNIT	STRATA LOT	UNIT ENT	OPERATING FUND	CRF	STRATA FEES
313	230	920	187.52	17.61	205.13
314	231	948	193.22	18.15	211.37
315	232	1,101	224.41	21.07	245.48
316	233	978	199.34	18.72	218.06
317	234	948	193.22	18.15	211.37
318	235	634	129.22	12.14	141.36
319	236	634	129.22	12.14	141.36
320	237	944	192.41	18.07	210.48
		51,231	\$10,441.98	\$980.71	\$11,422.69

PHASE 6 - SEYMOUR, 15160

101	246	1,109	\$226.04	\$21.23	\$247.27
102	245	938	191.18	17.96	209.14
103	244	938	191.18	17.96	209.14
104	243	632	128.82	12.09	140.91
105	242	919	187.31	17.59	204.90
106	241	1,045	212.99	20.01	233.00
107	240	944	192.41	18.07	210.48
108	239	923	188.13	17.67	205.80
109	238	659	134.32	12.61	146.93
201	256	1,109	226.04	21.23	247.27
202	255	938	191.18	17.96	209.14
203	254	938	191.18	17.96	209.14
204	253	632	128.82	12.09	140.91
205	252	919	187.31	17.59	204.90
206	251	1,157	235.82	22.15	257.97
207	250	944	192.41	18.07	210.48
208	249	923	188.13	17.67	205.80
209	248	659	134.32	12.61	146.93
210	247	659	134.32	12.61	146.93
301	266	1,109	226.04	21.23	247.27
302	265	938	191.18	17.96	209.14
303	264	938	191.18	17.96	209.14
304	263	632	128.82	12.09	140.91
305	262	919	187.31	17.59	204.90
306	261	1,165	237.45	22.30	259.75
307	260	944	192.41	18.07	210.48
308	259	923	188.13	17.67	205.80
309	258	659	134.32	12.61	146.93
310	257	659	134.32	12.61	146.93
		25,871	5,273.07	495.24	5,768.31
Monthly		234,826	\$47,862.58	\$4,495.25	\$52,357.83
YEARLY TOTAL			\$574,350.96	\$53,943.00	\$628,293.96