

**MINUTES OF ANNUAL GENERAL MEETING
STRATA CORPORATION VR – 2353**

HELD: 7:00 p.m. on Wednesday December 13, 2006 at
Britannia Community Center Family Activity Room
1661 Napier Street, Vancouver, BC.

PRESENT: The Owners, Strata Plan VR 2353, as per the Registration Sheet
Debra Moschenross, Bayside Property Services Ltd.

CALLED TO ORDER:

The meeting was called to order at 7:05 p.m. It was agreed by the Owners present that Debra Moschenross of Bayside Property Services Ltd. chair the meeting.

Bayside reported that there was a total of 13 Owners represented at the Meeting, including 7 by proxy. In accordance with the *Strata Property Act of British Columbia*, a quorum requires that eligible voters holding 1/3 of the strata corporation's votes be present in person or by proxy. The registration sheet was signed, proxies were certified and the ballots were issued.

NOTICE OF MEETING:

It was moved, seconded (#303/104) and carried, to approve the Notice of Meeting dated November 24, 2006.

MINUTES OF PREVIOUS MEETINGS:

It was moved, seconded (#107/102) and carried to approve the minutes of the Special General Meeting held June 7, 2006.

INSURANCE REPORT:

Bayside confirmed the current insurance coverage for VR 2353 "Woodland Court" as per the Summary of Coverage's attached to the Notice of Meeting.

All Owners – please note the following important items:

- a) **Contents/Improvements:** We take this opportunity to advise all Owners and residents that the Strata Corporation's insurance covers the building, carpeting etc., as per original construction. Owners must insure any

improvements to these items (wallpapering, paneling, general up-grading etc.) completed by yourself or the previous Owner as well as your personal effects and furniture, through your personal HomeOwner's coverage. It is suggested that all Owners and residents complete an inventory of their personal contents and belongings to ensure that you are adequately insured. Most insurance agents will provide you with an inventory guide booklet to assist you with an inventory. It is well worth it – also, take pictures or a video of your unit – and keep same in another location along with your inventory list.

- b) **Claim Possibility/Notification:** Please note that any leakage or seepage of water should be reported promptly to Bayside, to ensure efforts are made to minimize the loss, and to ensure the Strata Corporation has an opportunity to make a claim with the insurance company. Such problems, if not reported, become repeated, ongoing leaks, and therefore may not be covered. The building's insurance normally covers incidents of leakage, but not those of a continuing nature.

SPECIAL RESOLUTION #1 BY ¾ VOTE:

WHEREAS THE OWNERS, STRATA PLAN VR 2353 deem it advisable to replace the existing wood perimeter fence with a new wood fence at a maximum cost of \$20,000.00, including contingency costs;

BE IT RESOLVED THAT the Owners, Strata Plan VR 2353 (the "Strata Corporation") that, pursuant to sections 96 and 108 of the Strata Property Act, S. B. C. 1998, c. 43, the Strata Corporation be and is hereby authorized to fund the cost of replacement of the fence by utilizing the excess funds from the roofing levy as approved at the SGM of June 7, 2006 in the amount of \$2,998.33 and by withdrawal of a maximum of \$17,001.67 from the Contingency Reserve Fund.

It was moved, seconded (#103/#104) to approve Special Resolution #1 and the floor was opened for discussion.

An Owner wanted to know if the landscaping costs were included in the resolution. Colene Wotherspoon, Council member, explained that they were not and they would not be known until the fencing process started, but there was excess money in the current landscaping budget, and the repairs and maintenance budget, and if absolutely needed, the Owners could vote to approve additional funds to be withdrawn from the CRF for the landscaping. The Owner also inquired as to what quotes had been received for the fence. It was explained that Council had received quotes over the last few years, and if the resolution passes tonight Council will get updated quotes. The dollar figure used was based on the past quotes, with an additional amount for possible cost increases.

Following discussion the question was called with the following results:

In Favor: 12

Opposed: 1

Abstentions: 0 – **SPECIAL RESOLUTION #1 – MOTION CARRIED.**

2006/07 OPERATING BUDGET:

It was moved, seconded (#102/#104) to approve the 2006/07 Operating Budget as proposed, and the floor was opened for discussion. Following a brief discussion the question was called, and the 2006/07 Budget, as proposed, was carried unanimously.

Owners please note that maintenance fees have **REMAINED THE SAME** as per the approved budget. (Approved Budget and Maintenance Schedule attached to this set of minutes.)

All Owners are reminded that the monthly maintenance assessments are due and payable on the first day of each and every month, in advance. Please note that late or non-payment will result in penalty assessment in accordance with Strata Corporation VR 2353 Bylaws. Post-dated cheques are welcome and those wishing to do so may arrange for pre-authorized withdrawals from their bank, *which is the preferred form of payment*. Interested Owners may obtain a Pre-authorized Withdrawal Form from Bayside to be filled out and returned to Bayside with a void cheque.

Alternatively, Owners may forward a series of twelve (12) post-dated cheques to BAYSIDE'S office located at Sperling Plaza, Suite 100 – 6400 Roberts Street, Burnaby, BC V5G 4C9. Please note the following when making out your cheques:

1. Your cheques should be dated for the **FIRST** of each month;
2. Cheques are to be made payable to "Strata Plan VR 2353";
3. Your Suite Number is to be noted on your cheques, if not already imprinted.

2006/07 STRATA COUNCIL:

In accordance with the *Strata Property Act of BC*, the current Strata Council members resigned; however, they would be eligible for re-election. Nominations were then requested and the following Owners agreed to let their names stand for Council election:

Peter Doyle	# 104
Alaric XXX	# 303
Jean Driscoll-Bell	# 102
Samantha Senechal	# 107

There being no further nominations, the election was held by a private ballot. The aforementioned Owners were declared the 2006/07 Council by majority vote.

There being no further business to transact, the meeting was terminated at 8:02 p.m. on a motion by Unit #104.

The next Council meeting will be at a yet to be determined date.



Debra Moschenross, Property Manager
Bayside Property Services Ltd.
Suite #100 – 6400 Roberts Street
Burnaby, BC V5G 4C9

Direct: (604) 629-8758

Office: (604) 432-7774 (24 hours – after hours, emergencies only please)

Fax: (604) 430-2698

Email: dmoschenross@baysideproperty.com

****Recent recommendations to the Real Estate Regulations require a seller to provide buyers with copies of Minutes of Meetings. Please retain these Minutes provided to you at no cost, as replacement Minutes will be subject to a charge****

Season's Greetings and Best Wishes for the New Year!



From: Bayside Property Services Ltd.

**STRATA CORPORATION VR 2353
2006-07 Operating Budget**

Year End October 31st

RECEIPTS

**APPROVED
BUDGET
2006-07**

101	Owners' Contributions	60,000.00
103	Interest Income	400.00
TOTAL RECEIPTS		60,400.00

DISBURSEMENTS

300	Gas	10,000.00
310	Electricity	2,000.00
320	Management Fees	4,970.00
330	Insurance	7,000.00
340	Janitorial Maintenance/WCB	4,000.00
380	Appraisal	
395	Sundry	500.00
405	Water & Sewer/Recycling	2,000.00
415	Scavenging	2,000.00
425	Equipment/Supplies	350.00
435	Repairs/Maintenance	13,000.00
436	Alarm Monitoring	2,000.00
445	Landscaping	2,500.00
465	Enterphone	600.00
475	Elevator	2,200.00
710	Contingency Reserve	7,280.00
TOTAL DISBURSEMENTS		60,400.00

Strata Corporation VR 2353
Approved Maintenance Assessment
November 1, 2006 – October 1, 2007

Unit	Unit Entitlement	Operating	CRF	Monthly Assessment
101	436	191.44	26.45	217.89
102	407	178.78	24.69	203.47
103	399	175.55	24.21	199.76
104	414	181.70	25.12	206.82
105	389	170.80	23.60	194.40
106	545	239.57	33.06	272.63
107	546	239.85	33.12	272.97
201	462	202.95	28.03	230.98
202	409	180.00	24.81	204.81
203	401	176.45	24.33	200.78
204	532	233.97	32.27	266.24
205	402	176.71	24.39	201.10
206	369	162.28	22.39	184.67
207	387	170.25	23.48	193.73
208	418	183.47	25.36	208.83
301	462	202.95	28.03	230.98
302	409	180.00	24.81	204.81
303	401	176.45	24.33	200.78
304	534	234.51	32.40	266.91
305	504	221.24	30.58	251.82
306	369	162.28	22.39	184.67
307	387	170.25	23.48	193.73
308	418	181.84	25.36	207.20
Totals	10000	4,393.29	606.69	4,999.98

BAYSIDE PROPERTY SERVICES LTD.
 #100-6400 Roberts Street
 Burnaby, B.C. V5G 4C9 (604)432-7774

Year End October 31st

STRATA CORPORATION VR 2353

Month of: **MARCH 2007**

STATEMENT OF RECEIPTS & DISBURSEMENTS

RECEIPTS	MARCH	ACTUAL Year to Date	BUDGET Year To Date (5 Months)	BUDGET 2006-07
101 Owners' Contributions	4,959.50	24,928.72	25,000.00	60,000.00
103 Interest Income	63.09	303.58	166.67	400.00
105 Sundry Income		20.00		
107 Late Payment Fines				
TOTAL RECEIPTS	5,022.59	25,252.30	25,166.67	60,400.00

DISBURSEMENTS				
300 Gas	954.62	4,821.62	4,166.67	10,000.00
310 Electricity	121.43	672.90	833.33	2,000.00
320 Management Fees	424.00	2,120.00	2,070.83	4,970.00
330 Insurance			2,916.67	7,000.00
340 Janitorial Maintenance/WCB	254.40	1,869.20	1,666.67	4,000.00
380 Appraisal				
395 Sundry	15.90	240.94	208.33	500.00
405 Water & Sewer/Recycling	689.75	2,855.59	833.33	2,000.00
415 Scavenging	163.54	818.89	833.33	2,000.00
425 Equipment/Supplies			145.83	350.00
435 Repairs/Maintenance		317.22	5,416.67	13,000.00
436 Alarm Monitoring		1,926.30	833.33	2,000.00
445 Landscaping			1,041.67	2,500.00
465 Enterphone	50.89	101.78	250.00	600.00
475 Elevator	162.02	961.30	916.67	2,200.00
710 Contingency Reserve	606.66	3,033.30	3,033.33	7,280.00
TOTAL DISBURSEMENTS	3,443.21	19,739.04	25,166.67	60,400.00

Surplus (Deficit)	1,579.38	5,513.26		
106 Transfer of Account(In)		2,871.54		
108 Special Levy				
710 CRF Expense				
715 Special Levy Fund Expense		(2,871.54)		
730 Transfer (Out)				
Adj Surplus (Deficit)	1,579.38	5,513.26		
Previous Balance	15,175.19	11,241.31		
ACCOUNT BALANCE	16,754.57	16,754.57		

STRATA CORPORATION YR 2353
 FISCAL YEAR END OCTOBER 31ST
 FUND INFORMATION SHEET

DATE	TOTAL FUNDS	Operating	Sp Levy	Contingency
FWD.	65,488.55	11,241.31	2,998.33	51,248.91
2006 November	65,942.12	14,384.28	Roof Tech 2000 Contribution (2,871.54) Interest Earned 3.12 129.91	179.02 51,427.93
December	67,954.14	14,945.06	Reverse S/Chg Contribution 50.07 Interest Earned 0.52 180.50	1,213.32 187.33 52,828.58
2007 January	68,457.54	14,648.27	Contribution Interest Earned 0.65 181.15	606.66 192.88 53,628.12
February	69,768.53	15,175.19	Contribution Interest Earned 0.59 181.74	606.66 176.82 54,411.60
March	72,153.82	16,754.57	Contribution Interest Earned 0.66 182.40	606.66 198.59 55,216.85
April				
May				
June				
July				
August				
September				
October				

**MINUTES OF SPECIAL GENERAL MEETING
STRATA CORPORATION VR – 2353**

HELD: Wednesday June 7th, 2006 at Paloma Housing Co-Op,
1580 East 3rd Avenue, Vancouver, BC

PRESENT: The Owners, Strata Plan VR 2353 as per the Registration Sheet
Debra Moschenross, Bayside Property Services Ltd.
Adrian Lipsey, Bayside Property Services Ltd.

CALL TO ORDER

The meeting was called to order at 7:09 PM. It was agreed upon by the Owners that Adrian Lipsey of Bayside Property Services chair this evening's meeting.

Bayside reported that there was a total of 20 Owners represented at the meeting, including 9 by proxy. In accordance with the Strata Property Act of British Columbia, a quorum requires that eligible voters holding 1/3 of the strata corporation's votes be present in person or by proxy. The registration sheet was signed, proxies were certified and ballots were issued.

NOTICE OF MEETING

It was moved, seconded (#207/#104) and carried, to approve the notice of meeting dated May 19th, 2006.

MINUTES OF PREVIOUS MEETINGS

It was then moved, seconded (#104/#207) and carried unanimously to approve the minutes of the Annual General Meeting held November 30th 2005 as previously circulated.

SPECIAL RESOLUTION #1

WHEREAS THE OWNERS, STRATA PLAN VR 2353 deem it advisable to replace the existing roof with a new roof at a maximum cost of \$90,000, including contingency costs.

BE IT RESOLVED AS A ¾ VOTE RESOLUTION OF THE OWNERS, STRATA PLAN VR 2353 (the "Strata Corporation") that, pursuant to sections 96 and 108 of the Strata Property Act, S. B. C. 1998, c. 43, the Strata Corporation be and is hereby authorized to fund the cost of replacement of the roof by means of a Special Levy of the Owners in

the amount of **\$90,000.00**, which is due and payable immediately, according to the attached Proposed Special Levy Schedule #1, but, for convenience, payment may be remitted no later than July 7th, 2006.

NOTE: If Resolution #1 is approved, Resolutions #2 and #3 are automatically withdrawn.

It was moved, seconded (#303/#103) to approve the resolution to open the floor for discussion.

Discussion included:

1. An Owner wanted to know what would happen to the funds if they were not all used for the Roofing project. Bayside explained that the funds would be refunded to the Owners according to the Schedule of Unit Entitlement. In the event that none of the owners would receive more than \$100.00 the Strata Corporation may transfer the excess to the Contingency Reserve Fund.
- 2) An Owner wanted to know how Council chose the Contractor. The President explained that Council received and considered three quotes, with the middle quote selected as the most reasonable. As well Council did reference checks on the Contractors. The President also noted that Council may still look at the lower bid and other Contractors but the Special Levy funds need to be in place prior to any Contractors even being interested in dealing with the Strata Corporation.

Following a brief discussion, the question was called. Special Resolution #1 failed unanimously as presented.

SPECIAL RESOLUTION #2

(to be voted on only if Special Resolution #1 fails)

WHEREAS THE OWNERS, STRATA PLAN VR 2353 deem it advisable to replace the existing roof with a new roof at a maximum cost of \$90,000.00 including contingency costs;

BE IT RESOLVED AS A ¾ VOTE RESOLUTION OF THE OWNERS, STRATA PLAN VR 2353 (the "Strata Corporation") that, pursuant to sections 96 and 108 of the Strata Property Act, S. B. C. 1998, c. 43, the Strata Corporation be and is hereby authorized to fund the cost of replacement of the roof by means of a Special Levy of the owners in the amount of **\$75,000.00**, which is due and payable immediately, according to the attached Proposed Special Levy Schedule #2, but, for convenience, payment may be remitted no later than July 7th, 2006; **plus** by withdrawal of a maximum of **\$15,000** from the Contingency Reserve Fund.

NOTE: If Resolution #2 is approved, Resolution #3 is automatically withdrawn.

It was moved, seconded (#107/#104) to approve the resolution to open the floor for discussion.

The question was called and Resolution # 2 failed as presented.

In favor: 1

Opposed: 19

Abstained: 0

SPECIAL RESOLUTION #3

(To be voted on only if Special Resolution #2 fails)

WHEREAS THE OWNERS, STRATA PLAN VR 2353 deem it advisable to replace the existing roof with a new roof at a maximum cost of \$90,000.00 including contingency costs;

BE IT RESOLVED AS A 3/4 VOTE RESOLUTION OF THE OWNERS, STRATA PLAN VR 2353 (the "Strata Corporation") that, pursuant to sections 96 and 108 of the Strata Property Act, S. B. C. 1998, c. 43, the Strata Corporation be and is hereby authorized to fund the cost of replacement of the roof by means of a Special Levy of the owners in the amount of **\$70,000.00**, which is due and payable immediately, according to the attached Proposed Special Levy Schedule #3, but, for convenience, payment may be remitted no later than July 7th, 2006; **plus** by withdrawal of a maximum of **\$20,000** from the Contingency Reserve Fund.

It was moved, seconded (#303/#103) to approve the resolution to open the floor for discussion.

The question was called and Resolution #3 PASSED unanimously as presented.

SPECIAL RESOLUTION #4

WHEREAS THE OWNERS, STRATA PLAN VR 2353 deem it advisable to replace the existing fence with a new fence at a maximum cost of **\$15,000.00**, including contingency costs;

BE IT RESOLVED AS A 3/4 VOTE RESOLUTION OF THE OWNERS, STRATA PLAN VR 2353 (the "Strata Corporation") that, pursuant to section 108 of the Strata Property Act, S. B. C. 1998, c. 43, the Strata Corporation be and is hereby authorized to fund the cost of replacement of the fence by means of a Special Levy of the owners in the amount of **\$15,000.00**, which is due and payable immediately, according to the attached Proposed Special Levy Schedule #4, but, for convenience, payment may be remitted no later than July 7th, 2006.

It was moved, seconded (#303/#107) to approve the resolution to open the floor for discussion.

The question was called. Special Resolution #4 failed as presented.

In favor: 13

Opposed: 6

Abstained: 1

ROOFING LEVY

Owners are reminded that full payment is due on **July 7th, 2006**

Please Note: Those Owners who are already on the pre-authorized payment plan and wish to have their Roofing levy withdrawn from their account must notify Bayside. The attached authorization form must be completed and returned to Bayside's Accounting Department.

Please see the attached schedule.

There being no further business to transact, the meeting was terminated at 7:25 p.m. on a motion by Unit # 303.

The next Council meeting to be determined at a later date.



Adrian Lipsey, Property Manager
Bayside Property Services Ltd.
Suite #100 – 6400 Roberts Street
Burnaby, BC V5G 4C9
Telephone: 604.432.7774 (24 hours – after hours, emergencies only please)
Fax: 604.430.2698

OWNERS: Please retain all Minutes as required by Real Estate Regulations.

STRATA PLAN VR 2353
APPROVED SPECIAL LEVY SCHEDULE
Special Resolution #3 - \$70,000

Unit	Unit Entitlement	Special Levy
101	436	3052.00
102	407	2849.00
103	399	2793.00
104	414	2898.00
105	389	2723.00
106	545	3815.00
107	546	3822.00
201	462	3234.00
202	409	2863.00
203	401	2807.00
204	532	3724.00
205	402	2814.00
206	369	2583.00
207	387	2709.00
208	418	2926.00
301	462	3234.00
302	409	2863.00
303	401	2807.00
304	534	3738.00
305	504	3528.00
306	369	2583.00
307	387	2709.00
308	418	2926.00
Totals	10000	70000.00