

# PRO MANAGEMENT INC.

Property Management  
1008 - 1720 Barclay Street,  
Vancouver, B.C. V6G 1K4

## LEASEHOLDERS ASSOCIATION

### MINUTES OF THE ANNUAL GENERAL MEETING OF LANCASTER GATE

February 6, 2007

#### Attendance

50 leaseholders, of these  
12 were proxies

Jerry Carter called the meeting to order at 7:04 p.m.

A motion was made by G. Miller to accept the minutes of the 2006 A.G.M. without reading. Seconded by T. Purves. Motion passed.

#### BUSINESS ARISING FROM THE LAST A.G.M.

There was no discussion about business arising from the minutes of the 2006 A.G.M.

#### OFFICERS REPORT

Jack Larsen reported on work done at Lancaster Gate in 2006:

Concrete repair work on balconies and paint touch-up.

The number of new windows installed is 26.

We had a bedbug problem and had a professional service come in to exterminate.

We had the washer and dryers repaired. They are now 8 years old.

The pipe replacement is still ongoing, especially when renovations are being done.

We had the blower motor for the main boiler repaired, the domestic hot water boiler repaired and pipe replacement plus the circulating pumps repaired in boiler room.

We had some new automatic door closures installed in the building.

**Tel: (604) 669-8464**

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We had the north-west section of the garden roof replaced to install drainage in the garden.

We had some wording changed in the Living at Lancaster Gate By-laws.

We had some intercom phones installed in some suites and repair work done on the panel.

The sump pumps in the B2 level of the garage have been replaced.

## BUDGET

Jerry Carter read each item of the budget, and this was followed by a discussion on some items that were read.

J. Miller had a concern regarding a \$10,000 discrepancy, this was answered by Bob St.Denis to J. Millers satisfaction.

M. Strachen had a concern regarding the cost of natural gas and this was discussed.

There was also a discussion regarding the property tax. There was a 20% increase on the budget from last year because of the 31% increase of property values from the City of Van.

A motion made by J. Miller that the proposed 2007 budget be adopted without change as circulated before this annual meeting on the understanding that it requires an increase in monthly maintenance from \$270.00 to \$295.00 effective January 1,2007.C. Weberg 2<sup>nd</sup> this motion. Motion carried. 1 nay.

## ELECTION OF COMMITTEE

Gerry Carter thanked all committee members and asked who was stepping down.

L. Bowman to step down

G. Carter to step down

O. Romaniuk to step down

New nominations for the committee were Phill Hoppe, Nathan Jordan, Carol Bowman.  
All accepted.

## COMMITTEE MEMBERS:

C. Weberg #701 604 505 4957

E. Liu 604 879 088

A.McNeany #101 778 885 5350

C. Bowman #102 604 684 1720

N. Jordan # 305 604 682 7771

P. Hoppe #1104 604 647 0912

#### NEW BUSINESS

Jack Larsen reported on the status of the window replacement at Lancaster Gate. The windows are about 55% completed. He strongly encourages every owner to change the existing windows.

There was a lengthy discussion about the pros and cons of replacing windows. The conclusion of this discussion was to continue with the window replacements as a voluntary move by the owner at this time.

J. Crawford made a motion that if a broken window needs replacement, that it be replaced with a new thermal glass and frame window by Housewarmers. This was 2<sup>nd</sup> by P. Hoppe. A vote was taken, Accepted 31, Against 10, abstainers 3. Motion carried.

Jerry Miller thanked the committee for standing.

Erik Liu reported on the status of all 9 leasehold buildings. He requested that a notice be posted in our building for the next meeting regarding the leasehold buildings for anyone interested in attending.

Moved to adjourn this meeting by J. Miller. 2<sup>nd</sup> by T. Purves.  
Meeting ended at 9:00 p.m.

