

**MINUTES OF THE ANNUAL GENERAL MEETING OF THE OWNERS, STRATA PLAN VR 2691
HELD MONDAY, APRIL 18th, 2005 AT THE MOUNT PLEASANT NEIGHBORHOOD HOUSE, 800
EAST BROADWAY, VANCOUVER, BC**

- a) Council Chairman, Mike Cooke, called the meeting to order at 7:30 pm.
- b) The signing-in sheet indicated that 33 owners were represented, 5 by proxy. A quorum being present the meeting could proceed.
- c) It was duly **MOVED AND SECONDED** that the required notice of the meeting had been received.
CARRIED
- d) **Previous Minutes:**
It was duly **MOVED AND SECONDED** to approve the minutes of the previous Annual General Meeting held April 19th, 2004 as circulated. **CARRIED**
- e) **Insurance Report:**
The Property Manager, Ed Whitlock, provided owners with a report on insurance coverage for the complex. Owners were advised of the insurable value for the building, which is determined by an annual appraisal. All deductible amounts for various types of claims were provided.
- f) **Proposed Budget – 2005/2006:**
The Property Manager, Ed Whitlock, presented the proposed operating budget for the 2005/2006 fiscal year. It was noted the proposed budget reflected no increase in owner's monthly maintenance payments. All expense categories were reviewed and discussed.

Following lengthy discussion and numerous questions, it was duly **MOVED AND SECONDED** to approve the budget as presented. **CARRIED**

- g) **¼ Vote Resolutions:**
Owners were presented with a ¼ vote resolution calling for the post approval of a \$23,000.00 expenditure from the contingency reserve fund for emergency repairs to the east side retaining wall. Property Manager advised a very serious safety issue was evident with regard to the unstable condition of the wood post retaining wall on the east side of the property wherein bodily injury could occur should parts of the wall collapse. In the fall of 2004 the Council authorized the emergency expenditures to remove the retaining wall and re-grade the land to eliminate the danger. Council noted the emergency repair work was carried out quickly and efficiently and has greatly enhanced the esthetic appearance of the complex.

Following further discussion it was duly **MOVED AND SECONDED** that be it resolved by ¼ vote resolution that post approval be received for the expenditure of \$23,137.00 from the contingency reserve fund for emergency repairs to the east side retaining wall.

CARRIED, unanimously

h) Election of Strata Council:

The following owners were nominated to serve on the 2005/2006 Strata Council:

Brandy Ward	Chris Hawley
Mike Cooke	Robert Quayle
David Moss	Vanessa Giles
Damaris Sargent	

There being no further nominations the Council was elected by acclamation.

i) Discussion on Landscaping/Tree and Shrub Removal:

Owners were informed of necessary tree removal in the complex. The large circular cypress trees have come to the end of their useful life and would require extensive amounts of money to prune and properly secure the branches. A certified arborist has recommended all the cypress evergreen shrubs be removed. It was noted following removal of these trees new trees would be installed in their place. It was noted it would cost approximately \$2,500.00 to have the trees removed. Following lengthy discussion owners were in agreement with Council's recommendation for removal of the large shrubs.

j) Other Business:

1. An owner expressed concern regarding the condition of the concrete ceiling in the underground garage area. It was agreed Council investigate and repair as required.
2. An owner requested the fire doors in the building be adjusted to ensure proper closing.
3. An owner requested the real estate sign located at the front of the building be painted brown. Owners were in agreement with this suggestion.
4. General discussion was held with regards to security in the building. Council chairman, Mike Cooke, noted video surveillance cameras have now been installed in lobby area in an effort to deter mail theft. All residents are urged to be security conscious and report any suspicious individuals to the police immediately.

There being no further new business the meeting adjourned at 9:10 pm

Condex Property Management Ltd.
210-2695 Granville Street
Vancouver, BC V6H 3H4
Tel: 604-682-5611